

Chapter 2 SOCIO-ECONOMIC CONDITIONS AND TRENDS

2.1 EXISTING CONDITIONS

2.1.1 Long Beach and Los Angeles County

■ Demographics and Housing Characteristics

This section compares the City of Long Beach to Los Angeles County in order to provide a picture of the City relative to the larger region. Following are the key findings for the City in this greater context.

KEY ISSUES FOR LONG BEACH

- Population increased by 7.5 percent in the City from 1990 to 2000, about the same as it did in the County (7.4 percent). The number of households increased less than population for both the City and the County, at 2.6 percent and 4.8 percent, respectively. This indicates that overcrowding was an issue in both the City and the County.
- The City experienced a 49.2 percent increase in severely overcrowded units (1.51 or more occupants per room) from 1990 to 2000, while the County experienced a 47.3 percent increase. Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is affordable.
- From 1990 to 2000, individuals for whom poverty status was determined in the City increased by 48.4 percent, compared to the County, which showed an increase of 28.4 percent.
- About 34.3 percent of the labor force is employed in management and professional occupations, the same as the County. The second largest share of labor force occupations is in Sales & Office for both the City (27.2 percent) and the County (27.6 percent).
- The City has an aging housing stock. About 58.0 percent of the housing units in the City were built prior to 1960, compared to about 47.4 percent in the County. Only 4.3 percent of the units in the City were built from 1990 to 2000.

POPULATION AND HOUSEHOLDS

As shown in Figure 2.1-1 and Table 2.1-1, population in Long Beach has increased more than households from 1990 to 2000. The population in Long Beach increased from 429,433 to 461,522, or by 7.5 percent over this time period. However, the number of households only increased by 2.6 percent. This indicates that overcrowding is increasing in the City.

The construction of housing units in the City has not kept pace with the growing population from 1990 to 2000. The number of housing units has increased by only 0.7 percent during this time period. This implies a trend in overcrowded housing units.

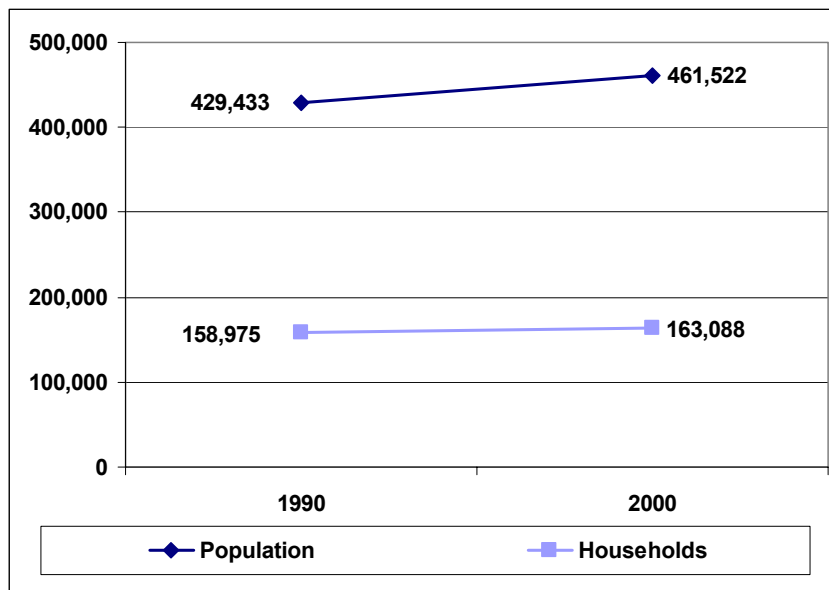
As shown, the average household size increased from 2.70 persons per household in 1990 to 2.83 persons per household in 2000.

Population has increased at about the same rate in Los Angeles County as in Long Beach. The County's population increased by 7.4 percent over this time period compared to 7.5 percent in the City. Household growth in the County (4.8 percent) was also less than population growth.

JOBS-HOUSEHOLD RATIO

As shown in Table 2.1-1, employment in Long Beach was estimated at 186,218 based on 2000 data from the Southern California Association of Governments (SCAG). Employment in the County was estimated at about 4,425,810.

The jobs-household ratio in Long Beach was estimated at 1.14 jobs per household, compared to the County at 1.41 jobs per household.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-1 Growth Trends: City of Long Beach

Table 2.1-1 Key Demographics
Key Demographics for the City of Long Beach

	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.70	2.83	0.13	4.8%
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	166,373	186,218	19,845	11.9%
Jobs / Households Ratio	1.05	1.14	0.33	40.6%

Key Demographics of Los Angeles County

	1990	2000	Change	Percent Change
Population ¹	8,863,164	9,519,338	656,174	7.4%
Household Population ¹	8,691,099	9,344,086	652,987	7.5%
Households ¹	2,989,552	3,133,774	144,222	4.8%
Average Household Size	2.91	2.98	0.07	2.6%
Housing Units	3,163,343	3,270,909	107,566	3.4%
Employment ²	3,796,050	4,425,810	629,760	16.6%
Jobs / Households Ratio	1.27	1.41	0.14	11.2%

1. Population and Household estimates provided by 2000 U.S. Census.

2. The 2000 employment estimates are based on SCAG 2001 RTP.

The 1990 employment estimates are from EDD estimates for 1992.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).

California Employment Development Department (EDD).

AGE OF POPULATION

As shown in Table 2.1-2 and Figure 2.1-2, in 2000 about 29.2 percent of the population in Long Beach was under age 18, implying the need for larger dwelling units, as well as a need for schools and other family services. In the County about 28.0 percent of the population was under age 18. This age group has increased as a share of the total population since 1990 for both the City and the County.

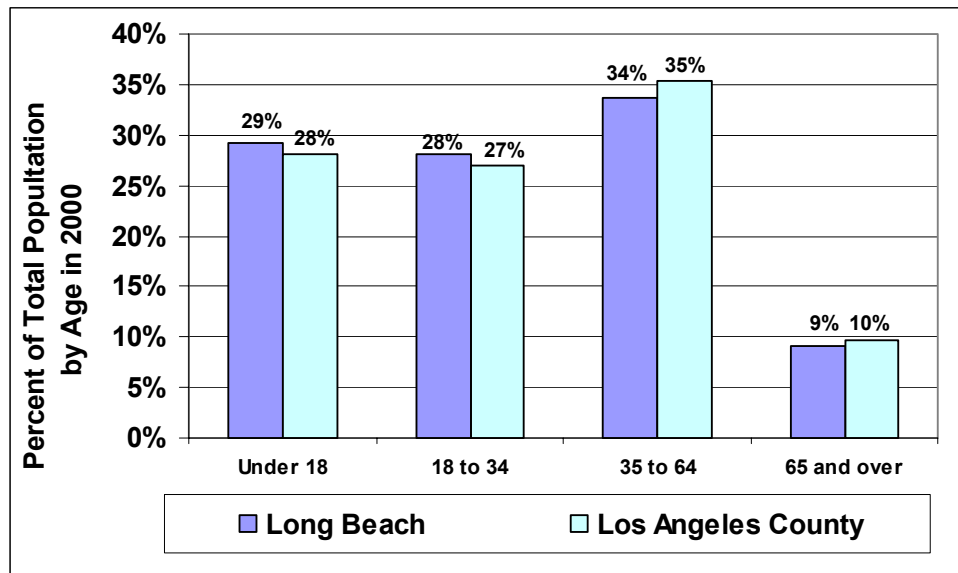
Table 2.1-2 Age Distribution: 1990 to 2000**City of Long Beach**

	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Los Angeles County

	1990	%	2000	%
Under 18	2,326,110	26.2%	2,667,976	28.0%
18 to 34	2,846,835	32.1%	2,562,379	26.9%
35 to 64	2,829,632	31.9%	3,362,310	35.3%
65 and over	860,587	9.7%	926,673	9.7%
Total	8,863,164	100.0%	9,519,338	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-2 City of Long Beach and Los Angeles County Age Distribution in 2000

The population age 35 to 64 also experienced an increase in the share of the total population from 1990 to 2000, increasing from 29.2 percent to 33.6 percent of the total population. This was true for the County as well.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in Long Beach during this time period. The age 18 to 34 population also decreased in the County while the population age 65 and over remained at about the same proportion of the total population (9.7 percent).

RACE AND ETHNICITY

As shown in Table 2.1-3, the racial and ethnic composition of Long Beach has changed from 1990 to 2000. In 1990, the White population comprised 49.5 percent of the total population, while in 2000 this declined to 33.1 percent of the total population.

The Hispanic population showed the greatest increase in share of the population during this time period, from 23.6 percent in 1990 to 35.8 percent of the population in 2000. This pattern is also reflected in the County. As shown in Figure 2.1-3, the most prevalent ethnic group in both Long Beach and the County in 2000 was Hispanics.

In Long Beach, the Black population comprised slightly more of the population in 2000 than in 1990, while in the County, the Black population declined slightly. The Asian population declined slightly in the City and increased slightly in the County.

Table 2.1-3 Race and Ethnicity: 1990 to 2000

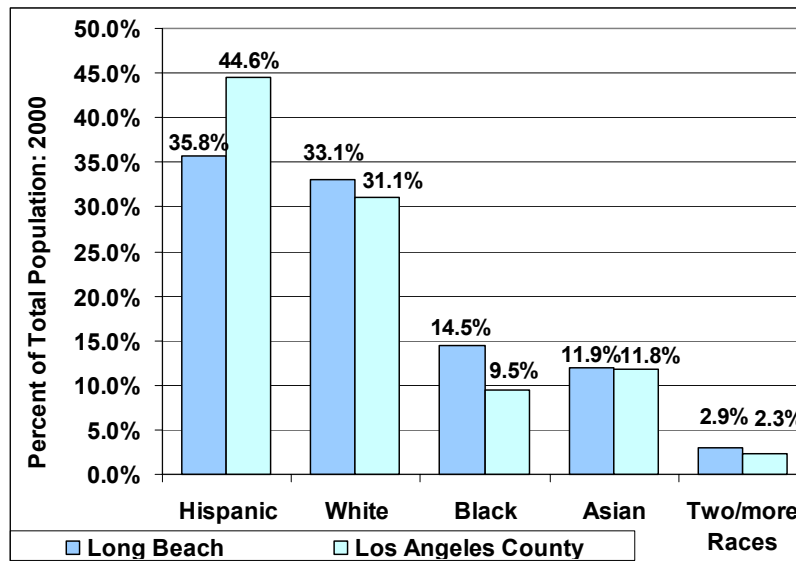
City of Long Beach

	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Los Angeles County

	1990	%	2000	%
White	3,618,850	40.8%	2,959,614	31.1%
Black	934,776	10.5%	901,472	9.5%
Asian	907,810	10.2%	1,124,569	11.8%
Native Hawaiian & Other Pacific Islander	n/a	n/a	23,265	0.2%
Other	50,486	0.6%	45,544	0.5%
Two or more Races	n/a	n/a	222,661	2.3%
Hispanic	3,351,242	37.8%	4,242,213	44.6%
Total	8,863,164	100.0%	9,519,338	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

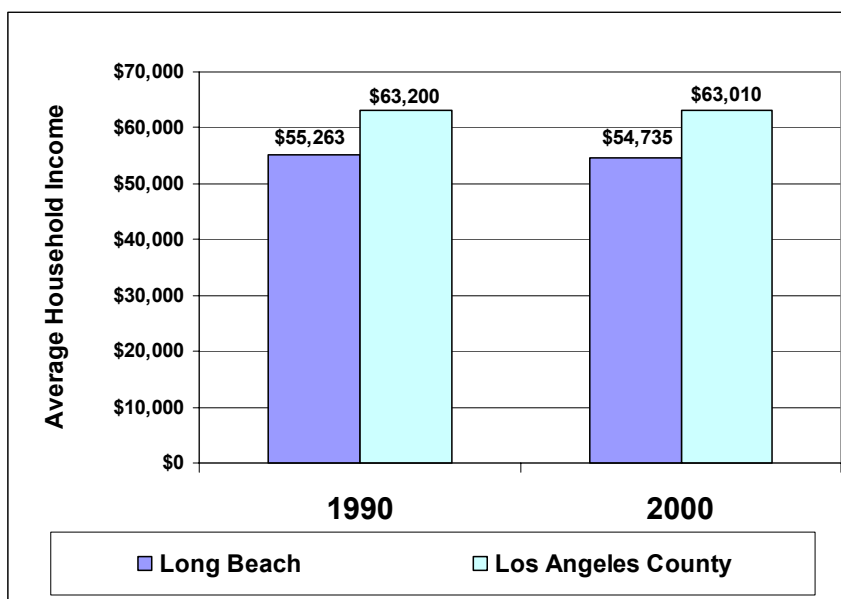
Figure 2.1-3 City of Long Beach and Los Angeles County Racial and Ethnic Composition in 2000

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-4, in Long Beach the average annual household income decreased slightly from 1990 to 2000 in constant 2000 dollars, from \$55,263 to \$54,735 annually. The average annual household income in the County remained relatively the same in constant dollars during this time period, about \$63,000.

The average annual household income in Long Beach is about 15 percent less than in the County.

As shown in Table 2.1-4, in 2000 about 34.2 percent of Long Beach households earned an average annual income of less than \$25,000, while in the County, about 29.7 percent of the households earned an average annual income of less than \$25,000. Compared to the County, a lower percentage of households in the City earned more than \$50,000 annually.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-4 City of Long Beach and Los Angeles County
Average Annual Household Income: 1990 and 2000
(in constant 2000 dollars)**

Table 2.1-4 Average Household Income: 1990 to 2000

City of Long Beach

Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households	159,234	100.0%	163,279	100.0%

Los Angeles County

Income Category	1990	%	2000	%
Less than \$10,000	383,060	12.8%	330,000	10.5%
\$10,000 to \$24,999	680,398	22.7%	602,111	19.2%
\$25,000 to \$49,999	953,229	31.8%	853,372	27.2%
\$50,000 to \$99,000	742,333	24.8%	877,071	28.0%
\$100,000 or more	235,323	7.9%	473,725	15.1%
Total Households¹	2,994,343	100.0%	3,136,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.
2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 2.1-5, individuals for whom poverty status was determined have increased dramatically from 1990 to 2000. In Long Beach, individuals with poverty status increased by 48.4 percent, compared to the County, which showed an increase of 28.4 percent.

As shown, when compared to the County in 2000, the City has a greater proportion of the population with poverty status than the County does. About 22.4 percent of the population in Long Beach and 17.5 percent of the population in the County were determined to have poverty status in 2000.

Table 2.1-5 Individuals with Poverty Status¹
City of Long Beach

	1990	2000	Change	% Change
18 years and over	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

Los Angeles County

	1990	2000	Change	% Change
18 years to 64 Years	737,050	940,899	203,849	27.7%
65 years and over	74,701	93,555	18,854	25.2%
Related children under 18 years	482,514	626,757	144,243	29.9%
Total Persons	1,294,265	1,661,211	366,946	28.4%
Percent of Total Population	14.6%	17.5%	2.8%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As a percent of total units, overcrowded units, as defined as greater than 1.0 occupant per room, comprised 22.5 percent of the total units in Long Beach during 2000. In the County, overcrowded units comprised 13.6 percent of the total units.

As shown in Table 2.1-6, overcrowded units have increased by 6.3 percent in Long Beach from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room has increased by 29.6 percent, while the number of units with 1.51 or more occupants per room has increased by 49.2 percent.

Overcrowding is an issue for the County as well, which experienced an increase of 3.2 percent in overcrowded units. The County also showed an increase in the number of units with 1.01 to 1.50 occupants per room (25.5 percent) and 1.51 or more occupants per room (47.3 percent).

Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is affordable. This problem of overcrowding is exacerbated by the fact that 61 percent of the rental stock consists of single or one-bed-room apartments and that the majority of population growth is in large families which would require three- and four-bedroom apartments.

Table 2.1-6 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)
City of Long Beach

	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%
Overcrowded Units % of Total	16.3%	22.5%	6.3%	

Los Angeles County

	1990	2000	Change	% Change
1.00 or less occupants per room	1,291,180	1,295,349	4,169	0.3%
1.01 to 1.50 occupants per room	73,844	92,678	18,834	25.5%
1.51 or more occupants per room	75,806	111,667	35,861	47.3%
Total Units	1,440,830	1,499,694	58,864	4.1%
Overcrowded Units % of Total	10.4%	13.6%	3.2%	

1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

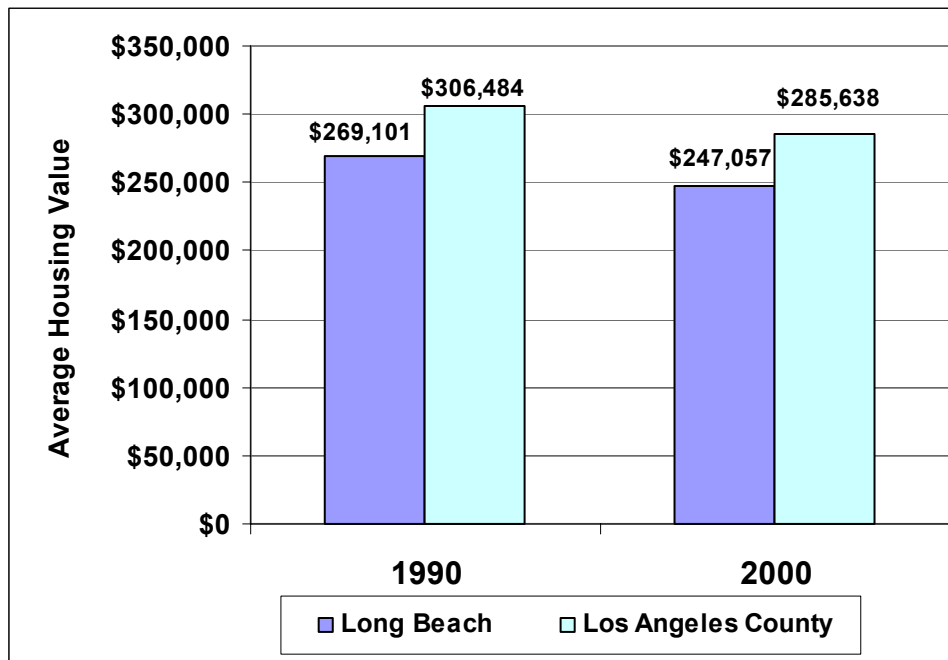
AVERAGE HOUSING VALUE

As shown in Figure 2.1-5, the average value of a housing unit in Long Beach declined in constant 2000 dollars, from \$269,101 in 1990 to \$247,057 in 2000. In the County, the value declined from \$306,484 to \$285,638.

The average housing value in Long Beach of \$247,057 in 2000 was about 15.6 percent lower than the County average of \$285,638.

However, more recent housing price information (as of June 2003) for the City of Long Beach is shown in Table 2.1-7. The median prices shown in Table 2.1-7 were converted to mean housing values based on the ratio (1.21) of the average housing value to the median housing value of specified owner-occupied units as reported by the 2000 Census. As shown, the weighted average value of a home was projected to increase from \$247,057 in 2000 to \$308,666 in 2003, or about 7.7 percent annually.

In 2003, the median home price in Los Angeles County was \$319,000, up 21.8 percent from 2002.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-5 City of Long Beach and Los Angeles County Average Housing Value: 1990 and 2000 (in constant 2000 dollars)

Table 2.1-7 Home Values in the Long Beach Area: June 2003

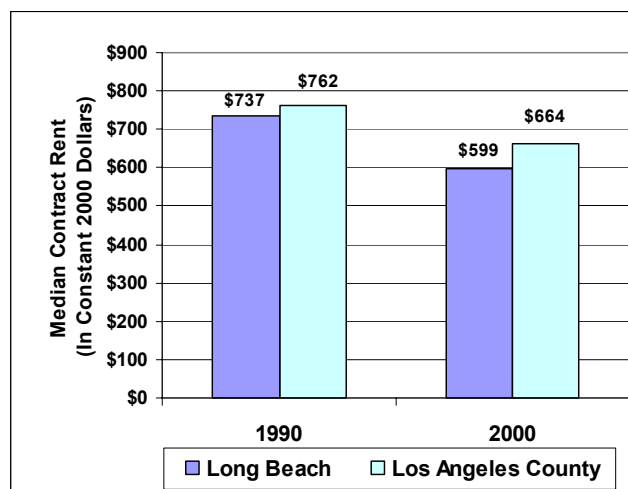
Zip Code	Single Family Units Sold	Median Selling Price	Condo Units Sold	Median Selling Price
90813	13	190,000	5	125,000
90810	27	230,000	4	84,000
90805	79	234,000	14	106,000
90804	19	248,000	12	182,000
90806	28	278,000	14	252,000
90802	5	279,000	52	195,000
90815	54	370,000	6	241,000
90808	51	375,000	n/a	n/a
90807	52	392,000	10	208,000
90814	6	430,000	19	249,000
90803	<u>25</u>	<u>607,000</u>	<u>18</u>	<u>278,000</u>
Total	359	\$279,000	154	\$201,500
Mean Value ¹		\$336,746		\$243,206
Weighted Mean Value		\$308,666		

1. Based on the ratio (1.21) of the average housing value to the median housing value of specified owner-occupied units, as reported by the 2000 Census.
 $\$279,000 \times 1.21 = \$336,746$.

Sources: Stanley R. Hoffman Associates, Inc.
 Dataquick.

MEDIAN CONTRACT RENT

As shown in Figure 2.1-6, the median contract rent of a housing unit in Long Beach declined in constant 2000 dollars, from \$737 per month in 1990 to \$599 per month in 2000. In the County, the median rent declined from \$762 to \$664 per month.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-6 City of Long Beach and Los Angeles County
 Median Contract Rent: 1990 and 2000
 (in constant 2000 dollars)**

AVERAGE RENT

More recent data indicates that rental prices are rising. A survey of current rental prices in the City as of April 2003 was conducted through the website Springstreet.com, as shown in Table 2.1-8.

The survey included 24 different apartment properties, with 100 units total. As shown, the average rent was \$1,258 for an 800-square foot apartment. As expected, the average rent per square foot decreases as the apartments get larger, with an average rent per square foot of \$1.51.

Table 2.1-8 City of Long Beach Rental Market Survey: April 2003

	Units	Avg. Size sq. ft.	Avg. Rent (monthly)	Avg. Rent per Sq. Ft.
Studio	10	466	\$ 795	\$ 1.71
1 Bedroom	39	680	1,070	1.57
2 Bedroom	42	987	1,481	1.50
3 Bedroom	9	1,172	1,547	1.32
	100	831	\$ 1,258	\$ 1.51

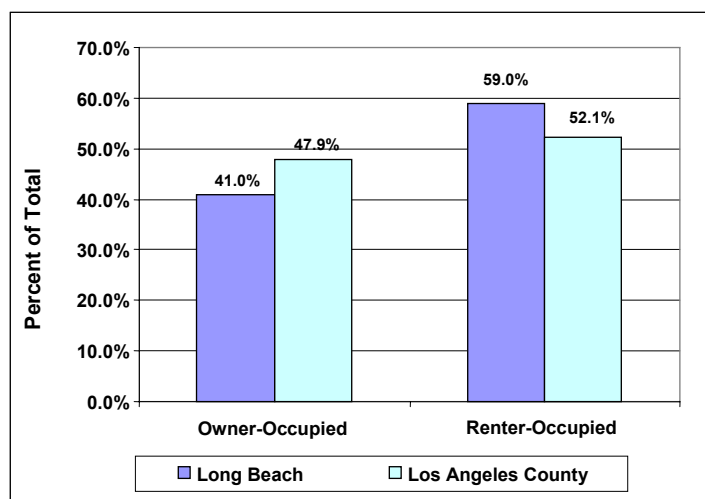
Source: Stanley R. Hoffman Associates

www.springstreet.com

TENURE

As shown in Figure 2.1-7, both Long Beach and the County had a higher proportion of renter-occupied units than owner-occupied units in 2000, at 59.0 percent and 52.1 percent of the total units, respectively.

As shown in Table 2.1-9 from 1990 to 2000 in Long Beach, the number of owner-occupied units increased by 2.8 percent, while in the County the number of owner-occupied units increased by 4.1 percent.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-7 City of Long Beach and Los Angeles County Housing Tenure: Percent of Total Occupied Housing Units in 2000

Table 2.1-9 Housing Tenure: 1990 to 2000

	1990	2000	Change	% Change
Long Beach				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%
Los Angeles County				
Owner-occupied	1,440,830	1,499,744	58,914	4.1%
Renter-occupied	1,548,722	1,634,030	85,308	5.5%
Total Units	2,989,552	3,133,774	144,222	4.8%

Source: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

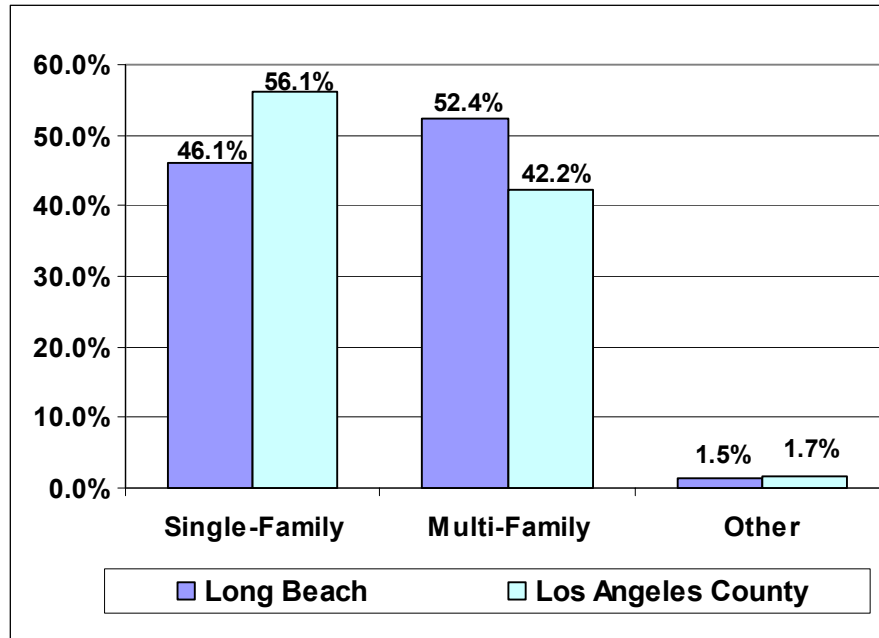
As shown in Figure 2.1-8, Long Beach had a lower percentage of single-family homes (46.1 percent) than the County (56.1 percent) in 2000. About 52.4 percent of the housing units in Long Beach were multi-family, while about 42.2 percent in the County were multi-family units.

As shown in Table 2.1-10 the total number of net housing units has increased slightly from 1990 to 2000, by only 1,271 units or 0.7 percent. The County experienced a greater increase of housing units (3.4 percent) during this time period. This change includes a decrease in mobile homes in both Long Beach and Los Angeles County. It

should be noted that the 2000 Census reclassified Mobile Homes to Single-Family homes.

As shown in Table 2.1-11 Long Beach has an aging housing stock. About 58.0 percent of the housing units in the City were built prior to 1960, compared to about 47.4 percent in the County. Only about 4.3 percent of the units in Long Beach and about 6.9 percent in the County were built from 1990 to 2000.

According to data from the Construction Industry Research Board, an average 360 units have been constructed annually in Long Beach from 1990 to 2002.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

Figure 2.1-8 City of Long Beach and Los Angeles County Distribution of Housing Units: 2000

Table 2.1-10 Housing Units: 1990 to 2000

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units	170,388	171,659	1,271	0.7%

Los Angeles County

Unit Type	1990	2000	Change	% Change
Single Family	1,745,663	1,835,087	89,424	5.1%
% of Total	55.2%	56.1%		
Multi-Family	1,325,270	1,379,201	53,931	4.1%
% of Total	41.9%	42.2%		
Mobile Homes/Other¹	92,410	56,621	-35,789	-38.7%
% of Total	2.9%	1.7%		
Total Units²	3,163,343	3,270,909	107,566	3.4%

1. Other includes trailers, boats, RVs and vans. The decrease in this category is attributable to reclassification of mobile homes to single-family homes in 2000.

2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Table 2.1-11 Age of Housing Stock: 2000

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Los Angeles County

Year Built	No. of Units	% of Total
Built 1990 to 2000	224,060	6.9%
Built 1980 to 1989	403,184	12.3%
Built 1970 to 1979	509,695	15.6%
Built 1960 to 1969	583,178	17.8%
Built 1950 to 1959	728,336	22.3%
Built 1940 to 1949	400,671	12.2%
Built 1939 or earlier	421,785	12.9%
Total Units	3,270,909	100.0%

Built prior to 1960 **47.4%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-12, in 2000 about 23.9 percent of the adult population in Long Beach had received a Bachelor's Degree or higher, compared to 24.9 percent in the County.

In 2000, about 27.3 percent of the population in Long Beach age 25 years and older had not achieved a high school diploma, compared to 30.1 percent in the County. This indicates that a sizable proportion of the labor force may require job skill training in order to compete in the labor market for higher wages.

Table 2.1-12 Educational Attainment of Population 25 Years and Over: 2000**City of Long Beach**

	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

Los Angeles County

	2000	% of Total
Bachelor's or Graduate/Professional degree	1,462,389	24.9%
Associate degree	367,244	6.2%
Some college, no degree	1,174,477	20.0%
High school graduate (incl. equivalency)	1,108,314	18.8%
No high school diploma	1,770,524	30.1%
Total Persons	5,882,948	100.0%

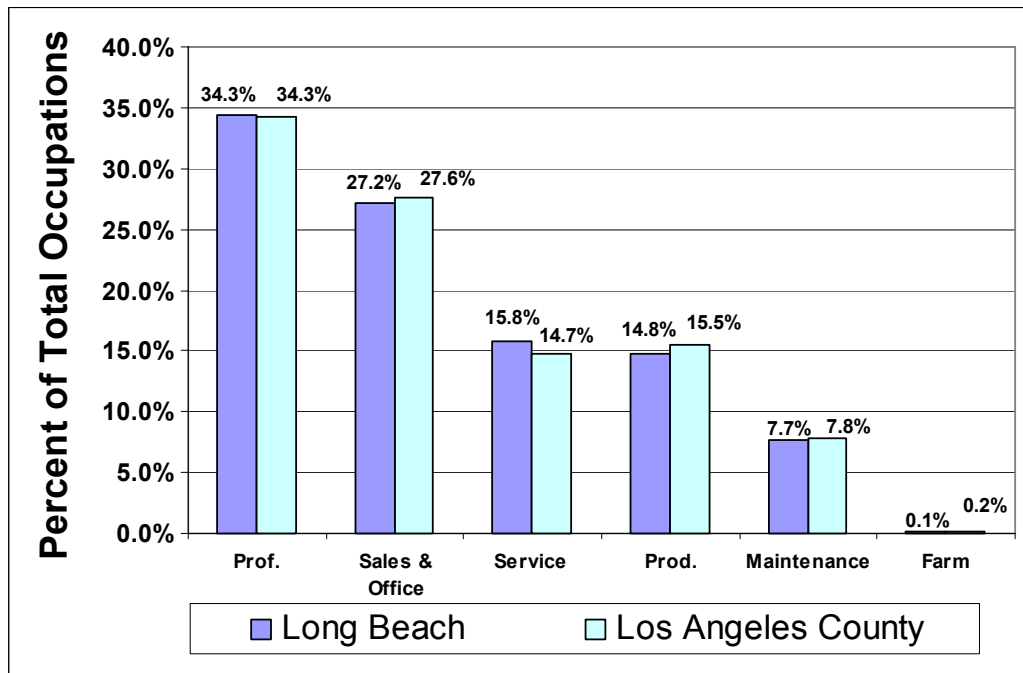
Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-9, about one-third (34.3 percent) of the Long Beach labor force was employed in Management and Professional occupations in 2000, similar to the County's proportion.

About 27.2 percent of the total labor force in Long Beach was employed in sales and office occupations during 2000, compared to 27.6 percent for the County as a whole.

Job skills and training should be emphasized to ensure that the labor force has skills to compete for the new jobs. Generally, the Management and Professional and Sales and Office categories have higher average salaries when compared to other categories.



SOURCE: U.S. Bureau of the Census, 2000

Figure 2.1-9 City of Long Beach and Los Angeles County Occupation of Employed Population 16 Years and Older: 2000

■ Employment and Wage Trends

EMPLOYMENT: CITY OF LONG BEACH 1992 TO 2000

Baseline employment data for 1992 to 2000 was provided by the California Employment Development Department (EDD) for the City of Long Beach. As shown in Table 2.1-13, the City gained 7,287 jobs from 1992 to 2000, with a total employment of about 173,660 in 2000. This estimate is lower than the employment estimated by SCAG (186,218), in that EDD does not include self-employment.

The largest percent increase from 1990 to 2000 was in the Services sector, which increased by 41.2 percent, followed by Finance, Insurance and Real Estate (FIRE) at 33.3 percent. Retail Trade showed the third largest increase, at 24.7 percent. Conversely, government employment showed a decline.

Table 2.1-13 City of Long Beach Estimated Employment: 1992 to 2000

Employment Sector	1992	2000	Change	Percent Change
Agriculture & Mining	1,850	1,392	-458	-24.8%
Construction	5,840	6,731	891	15.3%
Manufacturing	9,498	10,609	1,111	11.7%
Transportation & Public Utilities	11,381	11,246	-135	-1.2%
Wholesale Trade	9,097	9,418	321	3.5%
Retail Trade	22,613	28,192	5,579	24.7%
Finance, Ins., & Real Estate	7,351	9,798	2,447	33.3%
Services	40,207	56,777	16,570	41.2%
Government	21,283	19,072	-2,211	-10.4%
Unclassified/Confidential	37,253	20,425	-16,828	-45.2%
TOTAL	166,373	173,660	7,287	4.4%

Sources: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).

EMPLOYMENT: CITY AND COUNTY 1992 TO 2000

Table 2.1-14 shows employment trends for the City compared to the County. The average annual growth rate of employment by sector is also shown. When compared to the County, the City's total employment grew more slowly, increasing at an average annual rate of 0.5 percent, compared to the County at 1.0 percent. The County's employment was estimated at 4,101,909 in 2000.

In the City, Services experienced the fastest growth of all the major sectors. This trend is similar for the County.

Manufacturing increased at an average annual rate of 1.4 percent overall in the City, while it declined at an average annual rate of 1.6 percent in the County. Retail trade also expanded in the City at 2.8 percent per year compared to a rate of 1.1 percent for the County.

In the subcategories for the City, the fastest growth sub-category overall was in Insurance, which grew at an average annual rate of 16.4 percent. This was followed by Apparel Manufacturing, which grew at an average annual rate of 13.1 percent.

In the subcategories for the City, the largest decline was in the Instruments/Related sub-category, which declined by 13.2 percent annually during this time period. This high-technology category lost 1,565 jobs during this time period.

Table 2.1-14 Employment Trends: 1992 to 2000

SIC	EMPLOYMENT CATEGORY ¹	City of Long Beach				Los Angeles County			
		1992	2000	Change 92-00	Avg. Annual Rate	1992	2000	Change 92-00	Avg. Annual Rate
1-14	AGRIC., FORESTRY, FISHING, & MINING	1,850	1,392	(458)	-3.5%	29,222	29,654	432	0.2%
15-17	CONSTRUCTION	5,840	6,731	891	1.8%	106,631	133,574	26,943	2.9%
20-39	MANUFACTURING	9,498	10,609	1,111	1.4%	713,312	626,352	(86,960)	-1.6%
23	APPAREL & PROD. MADE FROM FABRICS	479	1,283	804	13.1%	96,300	99,297	2,997	0.4%
27	PRINTING,PUBLISHING, & ALLIED	1,137	824	(313)	-3.9%	55,544	48,914	(6,630)	-1.6%
28	CHEMICALS & ALLIED PRODUCTS	491	489	(2)	-0.1%	23,154	25,502	2,348	1.2%
34	FABRICATED METAL PRODUCTS	784	1,025	241	3.4%	51,262	48,058	(3,204)	-0.8%
35	MACHINERY, EXCEPT ELECTRICAL	862	1,641	779	8.4%	47,989	45,607	(2,382)	-0.6%
36	ELECTRICAL/ELECTRONIC MACH EQUIP	523	901	378	7.0%	49,276	42,085	(7,191)	-2.0%
38	INSTRUMENTS/RELATED	2,309	744	(1,565)	-13.2%	68,494	49,894	(18,600)	-3.9%
40-49	TRANSPORTATION & PUBLIC UTILITIES	11,381	11,246	(135)	-0.1%	199,779	239,697	39,918	2.3%
42	TRUCKING AND WAREHOUSING	1,936	2,909	973	5.2%	47,341	52,779	5,438	1.4%
44	WATER TRANSPORTATION	5,209	1,778	(3,431)	-12.6%	7,916	13,720	5,804	7.1%
47	TRANSPORTATION SERVICES	1,174	1,585	411	3.8%	22,135	28,953	6,818	3.4%
48	COMMUNICATION	1,175	1,729	554	4.9%	44,366	54,659	10,293	2.6%
49	ELECTRIC, GAS, AND SANITARY SERVICE	772	1,854	1,082	11.6%	22,985	18,806	(4,179)	-2.5%
50-51	WHOLESALE TRADE	9,097	9,418	321	0.4%	267,692	273,867	6,175	0.3%
52-59	RETAIL TRADE	22,613	28,192	5,579	2.8%	582,061	634,067	52,006	1.1%
53	GENERAL MERCHANDISE STORES	1,519	1,585	66	0.5%	63,239	60,277	(2,962)	-0.6%
54	FOOD STORES	3,023	3,112	89	0.4%	83,429	85,128	1,699	0.3%
55	AUTOMOTIVE DEALERS & SVC STATIONS	2,473	2,954	481	2.2%	53,616	60,600	6,984	1.5%
58	EATING AND DRINKING PLACES	9,436	13,334	3,898	4.4%	214,129	241,598	27,469	1.5%
59	MISCELLANEOUS RETAIL	4,220	4,756	536	1.5%	83,715	85,434	1,719	0.3%
60-67	FINANCE, INSURANCE & REAL ESTATE	7,351	9,798	2,447	3.7%	259,333	230,683	(28,650)	-1.5%
60	BANKING	2,783	1,745	(1,038)	-5.7%	88,456	59,846	(28,610)	-4.8%
63	INSURANCE CARRIERS	689	2,315	1,626	16.4%	46,503	38,814	(7,689)	-2.2%
65	REAL ESTATE	2,595	3,103	508	2.3%	57,592	54,380	(3,212)	-0.7%
70-89	SERVICES	40,207	56,777	16,570	4.4%	1,110,260	1,370,852	260,592	2.7%
70	HOTELS AND OTHER LODGING PLACES	2,236	3,023	787	3.8%	37,779	40,841	3,062	1.0%
73	BUSINESS SERVICES	7,930	16,192	8,262	9.3%	256,461	348,341	91,880	3.9%
80	HEALTH SERVICES	15,413	16,834	1,421	1.1%	261,399	270,168	8,769	0.4%
81	LEGAL SERVICES	1,598	1,305	(293)	-2.5%	50,652	44,358	(6,294)	-1.6%
83	SOCIAL SERVICES	2,172	3,241	1,069	5.8%				
87	ENGINEER, ACCT,RESEARCH,MNGMNT	3,737	5,885	2,148	5.8%	125,249	121,176	(4,073)	-0.4%
	NON_CLASSIFIED	37,253	20,425	(16,828)	-7.2%	11,229	519	(10,710)	-31.9%
Sub-Total : All Industries		145,090	154,588	9,498	0.8%	3,279,518	3,539,265	259,747	1.0%
GOVERNMENT		21,283	19,072	(2,211)	-1.4%	516,532	562,644	46,112	0.8%
TOTAL		166,373	173,660	7,287	0.5%	3,796,050	4,101,909	305,859	1.0%

Sources: Stanley R. Hoffman Associates, Inc.
California Employment Development Department.

CITY OF LONG BEACH EMPLOYMENT DISTRIBUTION: 2000

As shown in Table 2.1-15, during 2000, the largest percentage of the City's employment was in the Services sector, which comprised almost a third (32.7 percent) of the City's total employment. The second largest employment category was Retail Trade, at 16.2 percent of the total.

Although Finance, Insurance, and Real Estate experienced rapid growth from 1992 to 2000, it comprised only 5.6 percent of the total employment in 2000.

The Port of Long Beach is a major employer in the City. Port-related activities support jobs in the transportation industry, importing and exporting, manufacturing, distribution and sales, in addition to the construction of Port improvements. According to the Port of Long Beach, an estimated 30,000 jobs in the City are supported by Port activity.

Table 2.1-15 City of Long Beach Estimated Employment: 2000

Employment Sector	2000	Percent of Total
Services	56,777	32.7%
Retail Trade	28,192	16.2%
Unclassified/Confidential	20,425	11.8%
Government	19,072	11.0%
Transportation & Public Utilities	11,246	6.5%
Manufacturing	10,609	6.1%
Finance, Ins., & Real Estate	9,798	5.6%
Wholesale Trade	9,418	5.4%
Construction	6,731	3.9%
Agriculture & Mining	1,392	0.8%
TOTAL	173,660	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
California Employment Development Department (EDD).

Employment for Long Beach was also estimated based on SCAG census tract data. As shown in Table 2.1-16, SCAG estimates that in 2000 there were about 186,218 total jobs in Long Beach, including self-employed. This represents about 4.2 percent of the total County employment, estimated at 4,425,810.

According to SCAG, there was a relatively lower concentration of retail employment (12.6 percent) in Long Beach, and conversely a higher concentration of Service employment (43.4 percent) than in the County as a whole.

Table 2.1-16 City of Long Beach and Los Angeles County SCAG Estimated Employment: 2000

Area	2000	% of Total Employment
<u>City of Long Beach</u>		
Retail	23,520	12.6%
Service	80,757	43.4%
Other	81,941	44.0%
Total	186,218	100.0%
<u>Los Angeles County</u>		
Retail	666,529	15.1%
Service	1,762,670	39.8%
Other	1,996,611	45.1%
Total	4,425,810	100.0%
Percent of County	4.2%	

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).
2. Service includes jobs that fall under the SIC category of Service (codes 70-89).
3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.
Southern California Association of Governments (SCAG), 2001 RTP.

SALARY TRENDS: 1992 TO 2000

As shown in Table 2.1-17, the average annual pay per worker in the City rose slightly in constant 2000 dollars from \$34,281 in 1992 to \$35,639, or about 0.5 percent annually. The County experienced a decline from \$48,892 to \$39,686, or 2.6 percent annually.

The highest salaries in the City during 2000 were in Wholesale Trade (\$48,993) and Government (\$48,311), while the lowest was in Retail Trade (\$19,370).

The Services Sector in Long Beach, with an average wage of about \$33,000 in 2000, actually had several comparatively high paying subcategories of Engineering, Accounting, Research and Management (\$56,322) and Legal Services (\$57,719).

Table 2.1-17 Average Annual Salary Trends: 1992 to 2000
(in constant 2000 dollars)

		City of Long Beach				Los Angeles County			
SIC	EMPLOYMENT CATEGORY	1992	2000	Change 92-00	Avg. Annual Rate	1992	2000	Change 92-00	Avg. Annual Rate
1-14	AGRIC., FORESTRY, FISHING, & MINING	\$41,285	\$39,396	-\$1,889	-0.6%	\$37,165	\$29,654	-\$7,511	-2.8%
15-17	CONSTRUCTION	38,865	44,647	5,782	1.7%	47,226	39,893	(7,333)	-2.1%
20-39	MANUFACTURING	38,266	35,957	(2,309)	-0.8%	48,458	40,708	(7,749)	-2.2%
23	APPAREL & PROD. MADE FROM FABRICS	14,529	14,269	(260)	-0.2%	24,310	19,874	(4,436)	-2.5%
27	PRINTING,PUBLISHING, & ALLIED	37,450	37,810	361	0.1%	49,481	49,003	(478)	-0.1%
28	CHEMICALS & ALLIED PRODUCTS	38,853	43,928	5,075	1.5%	51,719	42,465	(9,254)	-2.4%
34	FABRICATED METAL PRODUCTS	37,617	37,740	123	0.0%	42,111	35,380	(6,731)	-2.2%
35	MACHINERY, EXCEPT ELECTRICAL	42,468	45,367	2,900	0.8%	54,745	45,637	(9,108)	-2.2%
36	ELECTRICAL/ELECTRONIC MACH EQUIP	34,684	33,910	(774)	-0.3%	49,505	43,196	(6,310)	-1.7%
38	INSTRUMENTS/RELATED	46,472	51,778	5,305	1.4%	67,279	67,436	158	0.0%
40-49	TRANSPORTATION & PUBLIC UTILITIES	53,554	47,212	(6,342)	-1.6%	52,091	46,332	(5,759)	-1.5%
42	TRUCKING AND WAREHOUSING	36,654	36,932	278	0.1%	38,082	32,163	(5,918)	-2.1%
44	WATER TRANSPORTATION	73,186	70,924	(2,262)	-0.4%	80,346	63,320	(17,026)	-2.9%
47	TRANSPORTATION SERVICES	36,908	40,434	3,526	1.1%	42,833	37,944	(4,889)	-1.5%
48	COMMUNICATION	41,425	48,462	7,037	2.0%	63,668	65,533	1,865	0.4%
49	ELECTRIC, GAS, AND SANITARY SERVICE	43,690	53,700	10,010	2.6%	62,331	59,307	(3,024)	-0.6%
50-51	WHOLESALE TRADE	40,952	48,993	8,041	2.3%	50,345	42,673	(7,671)	-2.0%
52-59	RETAIL TRADE	18,521	19,370	848	0.6%	24,372	21,832	(2,540)	-1.4%
53	GENERAL MERCHANDISE STORES	13,883	18,524	4,641	3.7%	23,869	18,612	(5,256)	-3.1%
54	FOOD STORES	21,380	23,126	1,747	1.0%	30,199	25,533	(4,665)	-2.1%
55	AUTOMOTIVE DEALERS & SVC STATIONS	32,837	36,398	3,562	1.3%	40,364	39,269	(1,095)	-0.3%
58	EATING AND DRINKING PLACES	11,663	13,483	1,820	1.8%	15,794	14,059	(1,735)	-1.4%
59	MISCELLANEOUS RETAIL	24,329	22,346	(1,983)	-1.1%	27,745	25,953	(1,793)	-0.8%
60-67	FINANCE, INSURANCE & REAL ESTATE	34,955	39,823	4,868	1.6%	56,814	61,635	4,821	1.0%
60	BANKING	35,978	39,201	3,224	1.1%	44,837	42,795	(2,042)	-0.6%
63	INSURANCE CARRIERS	44,155	45,344	1,189	0.3%	60,994	61,688	694	0.1%
65	REAL ESTATE	22,691	23,527	835	0.5%	41,771	39,598	(2,173)	-0.7%
70-89	SERVICES	33,460	33,012	(449)	-0.2%	59,351	41,038	(18,313)	-4.5%
70	HOTELS AND OTHER LODGING PLACES	15,757	18,199	2,442	1.8%	23,873	22,805	(1,068)	-0.6%
73	BUSINESS SERVICES	28,208	27,690	(518)	-0.2%	34,693	33,057	(1,635)	-0.6%
80	HEALTH SERVICES	38,321	37,800	(521)	-0.2%	50,316	38,239	(12,076)	-3.4%
81	LEGAL SERVICES	60,313	57,719	(2,595)	-0.5%	84,414	77,328	(7,086)	-1.1%
83	SOCIAL SERVICES	22,123	19,424	(2,699)	-1.6%	26,203	22,461	(3,742)	-1.9%
87	ENGINEER, ACCT,RESEARCH,MNGMNT	48,370	56,322	7,952	1.9%	62,462	68,835	6,372	1.2%
Sub-Total Average: All Industries		\$34,032	\$33,838	-\$195	-0.1%	\$48,767	\$39,231	-\$9,537	-2.7%
GOVERNMENT		35,544	48,311	12,767	3.9%	49,682	42,544	(7,139)	0.8%
TOTAL AVERAGE		\$34,281	\$35,639	\$1,357	0.5%	\$48,892	\$39,686	-\$16,675	-2.6%

Sources: Stanley R. Hoffman Associates, Inc.
California Employment Development Department.

2.1.2 Community Cluster Socio-Economic Profiles

■ Community Cluster 1—North

The North Community Cluster is located in the northern part of the City and encompasses 4,730 acres. It is bounded on the west by I 710 Long Beach Freeway, Susana Road, and the LA River/LA County Flood Control; on the north by 70th and 72nd Streets; on the east by Downey and Hayter Avenues; and on the south by South, Cherry, and 54th Streets and the Union Pacific Railroad (UPRR). In fact, of the five clusters, North Long Beach is the most distant from City Hall in Downtown. The harsh edges of the Artesia (SR-91) and Long Beach Freeways (I-710), the Los Angeles River, and the UPRR provide a distinct physical separation of Cluster 1 from adjacent areas of Long Beach, and may contribute to a lack of cohesiveness with the broader Long Beach community.

KEY ISSUES FOR COMMUNITY CLUSTER 1—NORTH

- The rapid population growth from 1990 to 2000 coupled with a significant downturn in higher paying manufacturing jobs, is a significant challenge for Community Cluster 1—North. When the local industrial employment base declined, the higher-income population moved out and was replaced by less affluent households.
- Population increased far more than the number of households from 1990 to 2000, implying that overcrowding of housing units is a significant problem in Community Cluster 1—North. The household population increased by 22.4 percent during this time period, while households increased by only 2.7 percent.
- The population living in poverty has increased dramatically from 1990 to 2000. Individuals for whom poverty status was determined in the Cluster increased by 88.9 percent, compared to the City, which showed an increase of 48.4 percent.
- The number of residents in the labor force who have management and professional occupations has declined from 1990 to 2000 by 21.3 percent, while the number of residents in service occupations has increase by 38.3 percent during this time period. Generally, service jobs have lower salaries than management and professional occupations.
- With lower service sector salaries, many residents have had to double up to afford basic housing. This in turn means more overcrowded units and increased strain on already taxed public infrastructure and public resources.
- A large portion of Community Cluster 1—North's population age 25 years and over, about 39.3 percent, do not have a high school diploma. In the City, about 27.3 percent of this population has no high school diploma. This indicates that much of the labor force may require improved skills to compete for jobs that command higher salaries.

POPULATION AND HOUSEHOLDS

As shown in Table 2.1-18 and Figure 2.1-10, population in Community Cluster 1—North has increased far more than households from 1990 to 2000. The population in Community Cluster 1—North increased from 73,021 to 89,709, or by 22.9 percent over this time period. However, the number of households only increased by 2.7 percent.

The construction of housing units in Community Cluster 1—North has not kept pace with the growing population from 1990 to 2000. The number of housing units has increased by only 2.1 percent during this time period in Community Cluster 1—North, and even less in the City (0.7 percent).

As shown, the average household size increased from 2.93 persons per household in 1990 to 3.49 persons per household in 2000. This also indicates that housing units are becoming more overcrowded.

Table 2.1-18 Key Demographics

Key Demographics of Community Cluster 1—North				
	1990	2000	Change	Percent Change
Population ¹	73,021	89,709	16,688	22.9%
Household Population ¹	72,577	88,800	16,223	22.4%
Households ¹	24,750	25,427	677	2.7%
Average Household Size	2.93	3.49	0.56	n/a
Housing Units	26,280	26,820	540	2.1%
Employment ²	n/a	14,353	n/a	n/a

Key Demographics of Long Beach				
	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.61	2.77	0.16	n/a
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	n/a	186,218	n/a	n/a

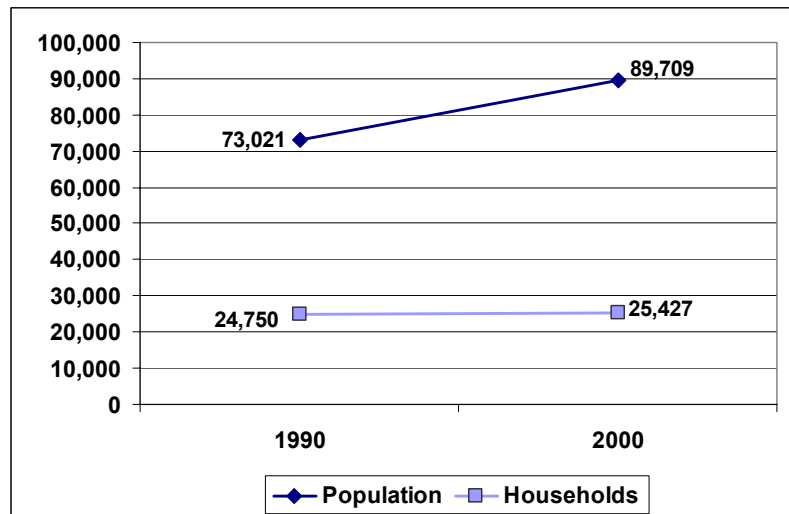
1. Population and Household estimates provided by 2000 U.S. Census.

2. Employment estimates based on SCAG 2001 RTP.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-10 Growth Trends: Community Cluster 1—North

Population has increased far less in the City of Long Beach as a whole than in Community Cluster 1—North. The City's population increased by 7.5 percent over this time period compared to 22.9 percent in Community Cluster 1—North.

AGE OF POPULATION

As shown in Table 2.1-19 and Figure 2.1-11, in 2000 more than one-third (36.8 percent) of the population in Community Cluster 1—North was under age 18, implying the need for larger dwelling units, as well as a need for schools and other family services. In the City, about 29 percent of the population was under age 18. This has also contributed to overcrowding.

The share of the population under age 18 also increased Citywide during this time period.

The population age 35 to 64 also experienced an increase in share of the total population from 1990 to 2000, increasing from 28.0 percent to 30.3 percent of the total population. This was true for the City as well.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in both Community Cluster 1—North and the City as a whole.

Table 2.1-19 Age Distribution: 1990 to 2000

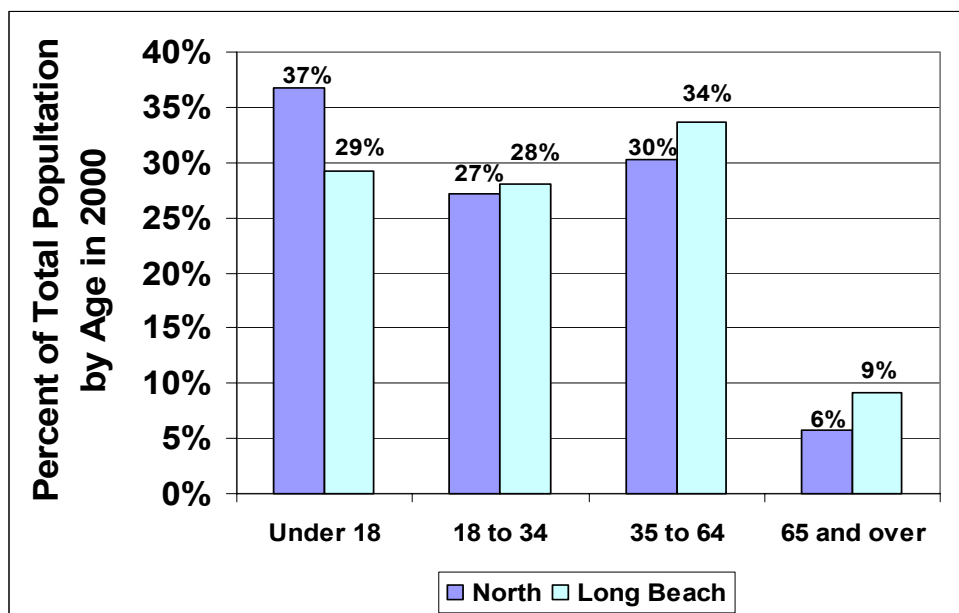
Community Cluster 1—North

	1990	%	2000	%
Under 18	22,978	31.5%	32,973	36.8%
18 to 34	23,430	32.1%	24,380	27.2%
35 to 64	20,456	28.0%	27,170	30.3%
65 and over	6,157	8.4%	5,186	5.8%
Total	73,021	100.0%	89,709	100.0%

City of Long Beach

	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-11 Community Cluster 1—North and City of Long Beach:
Age Distribution in 2000**

RACE AND ETHNICITY

As shown in Table 2.1-20, the racial and ethnic composition of Community Cluster 1—North has changed from 1990 to 2000. In 1990, the White population comprised 39.3 percent of the total population, while in 2000 this declined to 14.4 percent of the total.

Table 2.1-20 Race and Ethnicity: 1990 to 2000

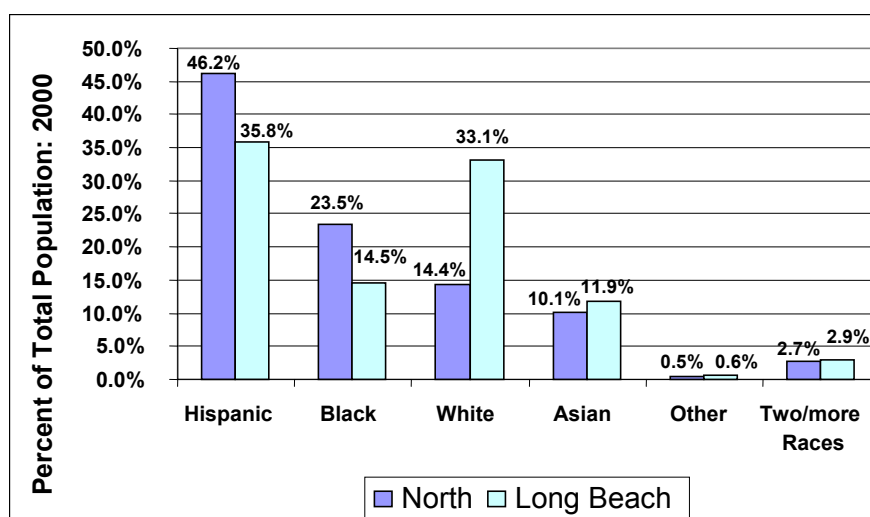
Community Cluster 1—North				
	1990	%	2000	%
White	28,712	39.3%	12,883	14.4%
Black	15,434	21.1%	21,083	23.5%
Asian	9,626	13.2%	9,056	10.1%
Native Hawaiian & Other Pacific Islander	n/a	n/a	2,381	2.7%
Other	707	1.0%	463	0.5%
Two or more Races	n/a	n/a	2,403	2.7%
Hispanic	18,542	25.4%	41,440	46.2%
Total	73,021	100.0%	89,709	100.0%

City of Long Beach				
	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

The Hispanic population showed the greatest increase in share of the population during this time period. As shown in Figure 2.1-12, the most prevalent ethnic group in both Community Cluster 1—North and the City in 2000 was Hispanics at 46.2 percent of the population in the Cluster and 35.8 percent in the City.

The Black population comprised slightly more of the population in 2000 than in 1990, while the Other category comprised less. This change is also reflected Citywide.

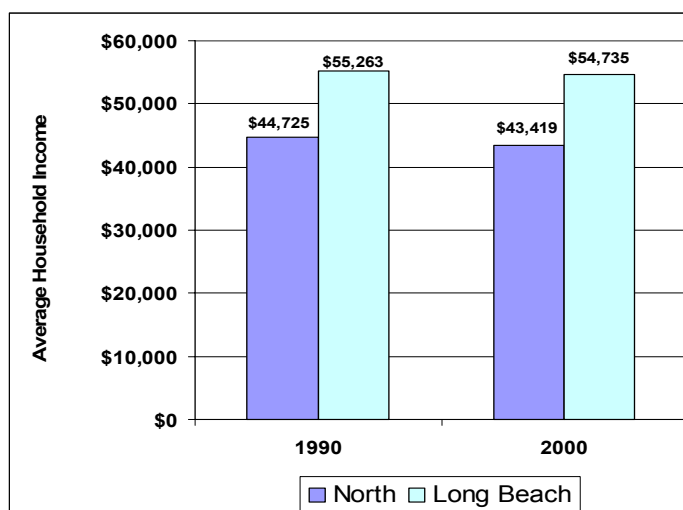


SOURCE: U.S. Bureau of the Census, 1990 and 2000.

**Figure 2.1-12 Community Cluster 1—North and City of Long Beach
Racial and Ethnic Composition in 2000**

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-13, Community Cluster 1—North average household income decreased slightly from 1990 to 2000 in constant 2000 dollars, from \$44,725 to \$43,419 annually. The average household income in the City also decreased slightly in constant dollars during this time period, from \$55,263 to \$54,735.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-13 Community Cluster 1—North and City of Long Beach
Average Annual Household Income: 1990 and 2000
(in constant 2000 dollars)**

The average household income in Community Cluster 1—North is about 26 percent less than in the City.

As shown in Table 2.1-21, in 2000 about 37.9 percent of Community Cluster 1—North's households earned an average annual income of less than \$25,000, while in the City, 34.2 percent of the households earned an average annual income of less than \$25,000. There were fewer households in Community Cluster 1—North than in the City that earned more than \$50,000 annually.

Table 2.1-21 Average Household Income: 1990 to 2000

Community Cluster 1—North

Income Category	1990	%	2000	%
Less than \$10,000	3,903	15.8%	3,437	13.5%
\$10,000 to \$24,999	6,467	26.2%	6,210	24.4%
\$25,000 to \$49,999	8,990	36.4%	8,294	32.5%
\$50,000 to \$99,000	4,961	20.1%	6,190	24.3%
\$100,000 or more	359	1.5%	1,370	5.4%
Total Households¹	24,680	100.0%	25,501	100.0%

City of Long Beach

Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households¹	159,234	100.0%	163,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.
2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 2.1-22, individuals for whom poverty status was determined have increased dramatically from 1990 to 2000. In Community Cluster 1—North, individuals with poverty status increased by 88.9 percent, compared to the City, which showed an increase of 48.4 percent.

As shown, in 2000, about one fourth (24.1 percent) of the population in Community Cluster 1—North and in the City (22.4 percent) was determined to have poverty status.

Table 2.1-22 Individuals with Poverty Status¹

Community Cluster 1—North				
	1990	2000	Change	% Change
18 years to 64 Years	5,778	10,850	5,072	87.8%
65 years and over	647	742	95	14.7%
Related children under 18 years	5,022	10,034	5,012	99.8%
Total Persons	11,447	21,626	10,179	88.9%
Percent of Total Population	15.7%	24.1%	8.4%	

City of Long Beach				
	1990	2000	Change	% Change
18 years to 64 Years	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As shown in Table 2.1-23, overcrowded units have increased dramatically in Community Cluster 1—North from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room has increased by 43.3 percent, while the number of units with 1.51 or more occupants per room has increased by 116.2 percent.

Overcrowding is an issue for the City as well, which also showed an increase in the number of units with more than 1.00 occupant per room. However, the increase was not as dramatic as in Community Cluster 1—North.

As a percent of total units, overcrowded units comprised 35.2 percent of the total units in Community Cluster 1—North during 2000. Compared to the City, overcrowded units comprised 22.5 percent of the total units.

Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable.

Table 2.1-23 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)

Community Cluster 1—North

	1990	2000	Change	% Change
1.00 or less occupants per room	19,804	16,491	-3,313	-16.7%
1.01 to 1.50 occupants per room	2,323	3,330	1,007	43.3%
1.51 or more occupants per room	2,598	5,618	3,020	116.2%
Total Units	24,725	25,439	714	2.9%
Overcrowded Units as a % of Total Units	19.9%	35.2%	15.3%	

City of Long Beach

	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%
Overcrowded Units as a % of Total Units	16.3%	22.5%	6.3%	

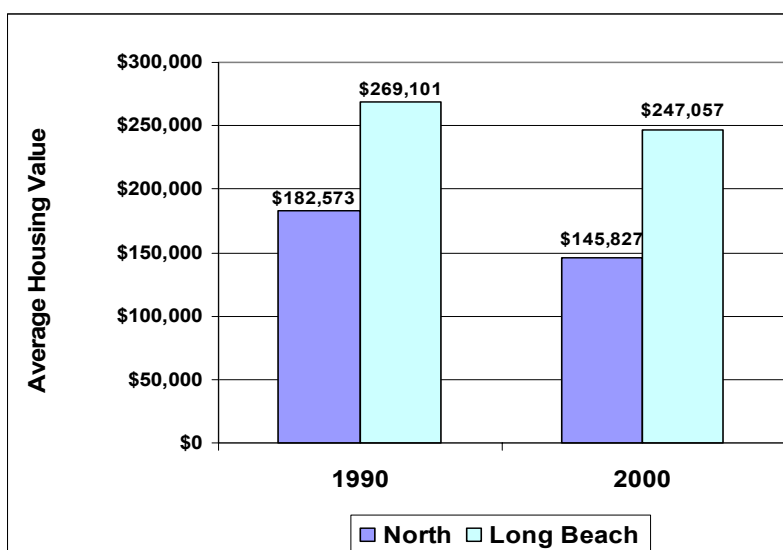
1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

AVERAGE HOUSING VALUE

As shown in Figure 2.1-14, the average housing value of a housing unit in Community Cluster 1—North has declined in constant 2000 dollars, from \$182,573 in 1990 to \$145,827 in 2000. In the City, the value declined from \$269,101 to \$247,057.

The average housing value in Community Cluster 1—North of \$145,827 in 2000 was 41.0 percent lower than the City average of \$247,057.

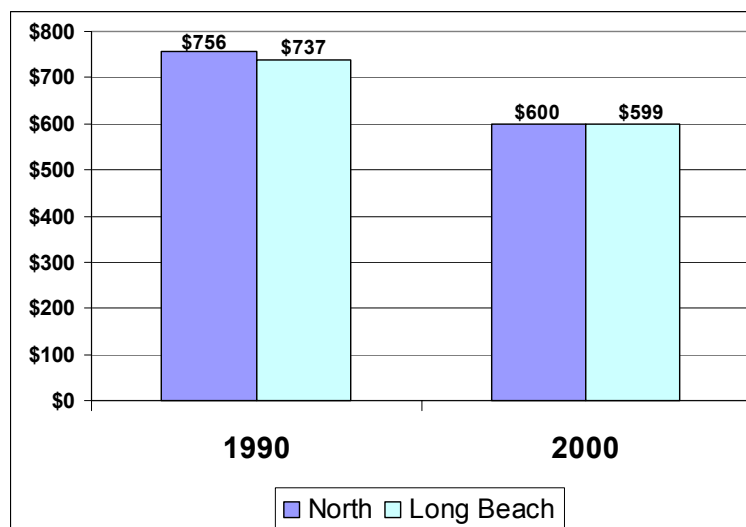


SOURCE: U.S. Bureau of the Census, 1990 and 2000.

**Figure 2.1-14 Community Cluster 1—North and City of Long Beach
Average Housing Value: 1990 and 2000
(in constant 2000 dollars)**

MEDIAN CONTRACT RENT

As shown in Figure 2.1-15, the median contract rent of a housing unit in Community Cluster 1—North has declined in constant 2000 dollars, from \$756 per month in 1990 to \$600 per month in 2000. In the City, the median rent declined from \$737 to \$599 per month.



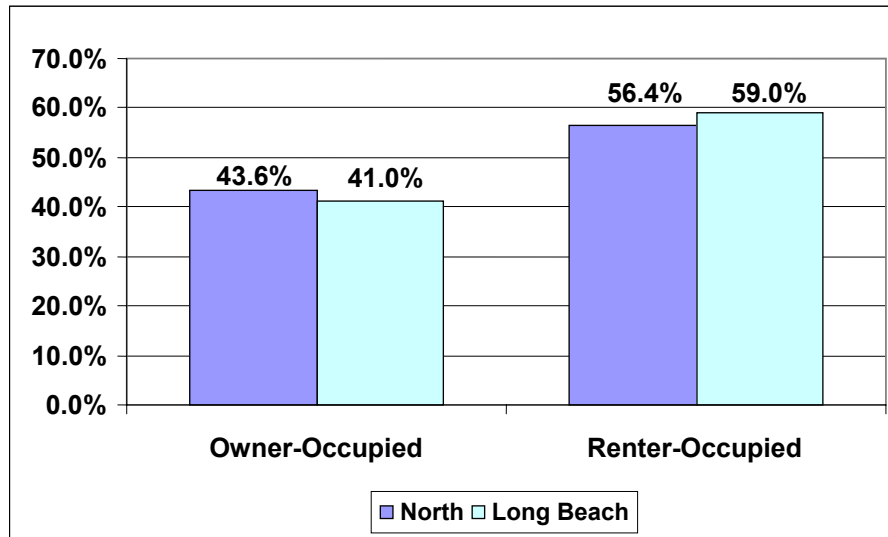
SOURCE: U.S. Bureau of the Census, 1990 and 2000.

**Figure 2.1-15 Community Cluster 1—North and City of Long Beach
Median Contract Rent: 1990 and 2000
(in constant 2000 dollars)**

TENURE

As shown in Figure 2.1-16, both Community Cluster 1—North and the City had a higher proportion of renter-occupied units than owner-occupied units in 2000. However, Community Cluster 1—North had slightly fewer renter-occupied units (56.4 percent) than the City (59.0 percent).

In Community Cluster 1—North, the number of owner-occupied units increased by 3.1 percent, while the number of renter-occupied units increased by 2.5 percent, as shown in Table 2.1-24.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-16 Community Cluster 1—North and City of Long Beach
Housing Tenure: Percent of Total Occupied Housing Units in 2000**

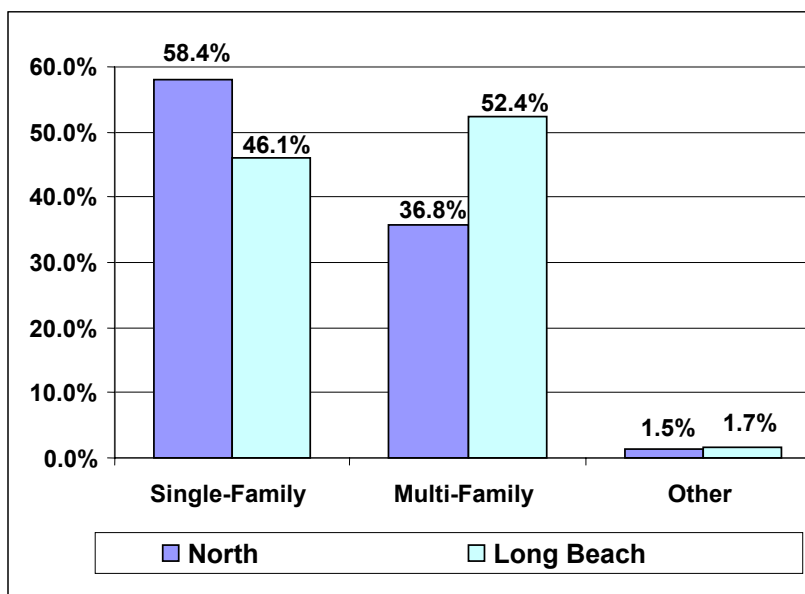
Table 2.1-24 Housing Tenure: 1990 to 2000

	1990	2000	Change	% Change
<u>North Long Beach</u>				
Owner-occupied	10,747	11,076	329	3.1%
Renter-occupied	14,003	14,351	348	2.5%
Total Units	24,750	25,427	677	2.7%
<u>Long Beach</u>				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

As shown in Figure 2.1-17, Community Cluster 1—North had a higher percentage of single-family homes (58.4 percent) than the City (46.1 percent) in 2000. About 36.8 percent of the housing units in Community Cluster 1—North were multi-family, while about 52.4 percent in the City were multi-family units.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-17 Community Cluster 1—North and City of Long Beach
Distribution of Housing Units: 2000**

As shown in Table 2.1-25, the total number of housing units in Community Cluster 1—North has increased very slightly from 1990 to 2000, by only 540 units or 2.1 percent. While single-family units increased by 5.3 percent, the number of multi-family units decreased by 1.1 percent.

As shown in Table 2.1-26, both Community Cluster 1—North and the City have an aging housing stock. About 56.8 percent of the housing units in Community Cluster 1—North were built prior to 1960, compared to about 58.0 percent in the City. Only about 3.3 percent of the units in Community Cluster 1—North and about 4.3 percent in the City were built from 1990 to 2000.

Table 2.1-25 Housing Units: 1990 to 2000

Community Cluster 1—North

Unit Type	1990	2000	Change	% Change
Single Family ³	14,873	15,665	792	5.3%
% of Total	56.6%	58.4%		
Multi-Family	9,966	9,861	-105	-1.1%
% of Total	37.9%	36.8%		
Mobile Homes/Other ¹	1,441	1,294	-147	-10.2%
% of Total	5.5%	4.8%		
Total Units ²	26,280	26,820	540	2.1%

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other ¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units ²	170,388	171,659	1,271	0.7%

1. Other includes trailers, boats, RVs, and vans.
2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.
3. The increase in this category is partly attributable to reclassification of mobile homes to single-family homes in 2000 by the US Census.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000

Table 2.1-26 Age of Housing Stock: 2000**Community Cluster 1—North**

Year Built	No. of Units	% of Total
Built 1990 to 2000	897	3.3%
Built 1980 to 1989	1,894	7.1%
Built 1970 to 1979	3,643	13.6%
Built 1960 to 1969	5,146	19.2%
Built 1950 to 1959	6,069	22.6%
Built 1940 to 1949	5,549	20.7%
Built 1939 or earlier	3,622	13.5%
Total Units	26,820	100.0%

Built prior to 1960 **56.8%**

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-27, the population age 25 years and older has not achieved as high an education level in Community Cluster 1—North as in the City overall in 2000. About 8.5 percent of this population in Community Cluster 1—North had received a bachelor's degree or higher, compared to 23.9 percent in the City.

In Community Cluster 1—North, about 39.3 percent have not achieved a high school diploma compared with 27.3 percent Citywide. This indicates that the labor force may need improved skills required to compete for jobs that command higher salaries.

Table 2.1-27 Educational Attainment of Population 25 Years and Over: 2000**Community Cluster 1—North**

	2000	% of Total
Bachelor's or Graduate/Professional degree	4,013	8.5%
Associate degree	2,672	5.6%
Some college, no degree	11,184	23.6%
High school graduate (incl. equivalency)	10,935	23.0%
No high school diploma	18,654	39.3%
Total Persons	47,458	100.0%

City of Long Beach

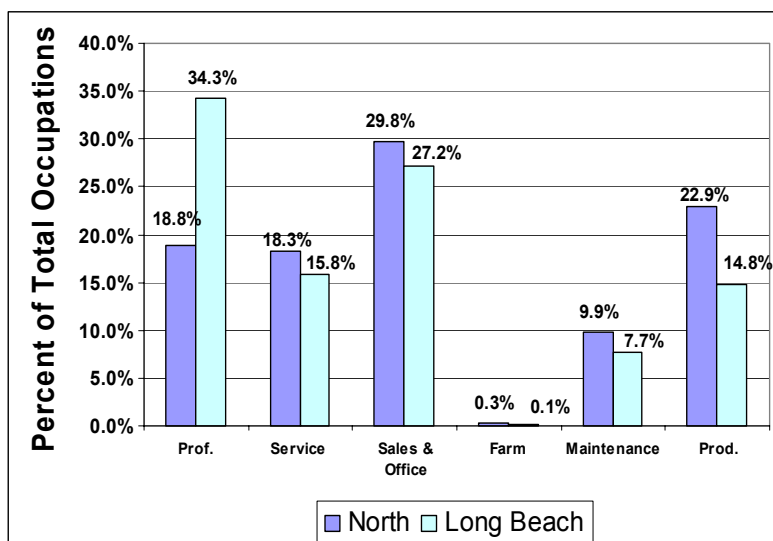
	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-18, a large portion (29.8 percent) of Community Cluster 1—North's labor force was employed in sales and office occupations in 2000. About 18.8 percent of the total labor force in Community Cluster 1—North was employed in management and professional occupations during 2000, compared to 34.3 percent for the City as a whole. Generally, the management and professional category has higher average salaries when compared to other categories.

This suggests that an emphasis on jobs skills and training is needed in order for Community Cluster 1—North to increase its labor force skills.



SOURCE: U.S. Bureau of the Census, 2000

Figure 2.1-18 Occupations of Employed Population 16 Years and Older: 2000

EMPLOYMENT

Employment for Community Cluster 1—North was estimated based on SCAG census tract data, which categorizes employment into three categories: Retail, Service, and Other employment. Retail includes jobs that fall under the Standard Industries Classification (SIC) category of Retail Trade, Service includes jobs that fall under the SIC category of Service, while Other includes all other jobs that do not fall under Retail or Service.

SIC Code represents a category within the SIC System administered by the Statistical Policy Division of the U.S. Office of Management and Budget. The system was established to classify all industries in the U.S. economy. A two-digit code designates each major industry group, which is coupled with a second two-digit code representing subcategories.

As shown in Table 2.1-28, SCAG estimates that in 2000 there were about 14,353 total jobs in the census tracts that comprise Community Cluster 1—North. This Cluster represents about 7.7 percent of the total City employment, which is estimated at 186,218.

In Community Cluster 1—North, about 39.5 percent of the total employment was in the Other category and about 39.4 percent was in the Service category. About 21.0 percent of the total employment was in the Retail category.

There is a relatively higher concentration of retail employment and conversely less of Service and Other employment in Community Cluster 1—North than in the City as a whole.

Table 2.1-28 SCAG Estimated Employment: 2000

Community Cluster 1—North

Area	2000	% of Total Employment	% of Total City
<u>North</u>			
Retail ¹	3,015	21.0%	1.6%
Service ²	5,662	39.4%	3.0%
Other ³	5,676	39.5%	3.0%
Total	14,353	100.0%	7.7%
<u>City of Long Beach</u>			
Retail	23,520	12.6%	12.6%
Service	80,757	43.4%	43.4%
Other	81,941	44.0%	44.0%
Total	186,218	100.0%	100.0%

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).

2. Service includes jobs that fall under the SIC category of Service (codes 70-89).

3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments (SCAG), 2001 RTP.

■ Community Cluster 2—West Central

Community Cluster 2—West Central encompasses an area of approximately 6,123 acres. It is bounded on the west by Dominguez Street, the Union Pacific Railroad tracks, Santa Fe, River, and Hesperian Avenues, a portion of the I-405 San Diego Freeway, and Southern California Edison right-of-way; on the north by the Union Pacific Railroad tracks; on the east by Cherry and Del Amo Avenues, the Union Pacific Railroad right-of-way, jogs west on Cover Street and back south on Cherry Avenue, thence west on Wardlow Road, south on Atlantic Boulevard, west on Willow Street, and south on Long Beach Boulevard; finally, on the south by Pacific Coast Highway.

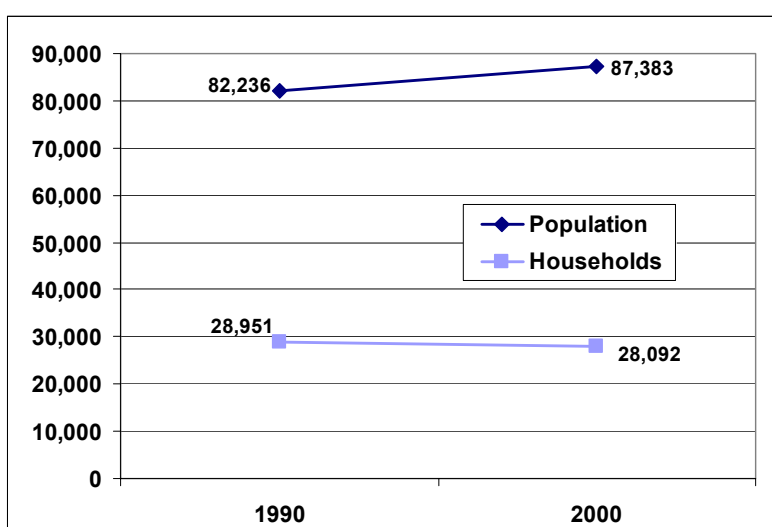
KEY ISSUES FOR COMMUNITY CLUSTER 2—WEST CENTRAL

- Population increased more than the number of households from 1990 to 2000, implying that overcrowding of housing units may be a growing problem in Community Cluster 2—West Central. The household population increased by 5.1 percent during this time period, while households decreased by 3.0 percent.
- The population living in poverty has increased dramatically from 1990 to 2000. Individuals for whom poverty status was determined increased by 66.0 percent, compared to the City, which showed an increase of 48.4 percent.

- A large portion of Community Cluster 2—West Central’s population age 25 years and over, about 27.0 percent, does not have a high school diploma. In the City, about 27.3 percent of this population has no high school diploma. This indicates that the labor force may need improved skills to compete for jobs that command higher salaries.

POPULATION AND HOUSEHOLDS

As shown in Figure 2.1-19 and Table 2.1-29, population in Community Cluster 2—West Central has increased, compared to the number of households, which decreased from 1990 to 2000. The population in West Central increased from 82,236 to 87,383, or by 6.3 percent over this time period. However, the number of households decreased by 3.0 percent.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-19 Growth Trends: Community Cluster 2—West Central

As shown, the average household size increased from 2.80 persons per household in 1990 to 3.03 persons per household in 2000.

Population has increased less rapidly in Community Cluster 2—West Central as a whole than in the City of Long Beach. The City’s population increased by 7.5 percent over this time period compared to 6.3 percent in West Central.

The construction of housing units in Community Cluster 2—West Central has not kept pace with the growing population from 1990 to 2000. The number of housing units has decreased by 3.7 percent during this time period in West Central, compared to the City, which increased by 0.7 percent. Most of the decrease in housing can be accounted for by the demolition of the Navy’s Savannah and Cabrillo Housing Areas in the early 1990s.

Table 2.1-29 Key Demographics
Community Cluster 2—West Central

	1990	2000	Change	Percent Change
Population ¹	82,236	87,383	5,147	6.3%
Household Population ¹	81,025	85,152	4,127	5.1%
Households ¹	28,951	28,092	-859	-3.0%
Average Household Size	2.80	3.03	0.23	n/a
Housing Units	30,534	29,408	-1126	-3.7%
Employment ²	n/a	32,934	n/a	n/a

Key Demographics of Long Beach

	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.61	2.77	0.16	n/a
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	n/a	186,218	n/a	n/a

1. Population and Household estimates provided by 2000 U.S. Census.

2. Employment estimates based on SCAG 2001 RTP.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).

AGE OF POPULATION

As shown in Table 2.1-30 and Figure 2.1-20, in 2000 a little less than one-third (29.8 percent) of the population in West Central was under age 18, implying the need for larger dwelling units, as well as a need for schools and other family services. Similarly, in the City, about 29.0 percent of the population was under age 18.

The population age 35 to 64 made up the largest portion of the total population in 2000, at 34.3 percent. In 1990, this age group only constituted 30.0 percent of the total population.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in both West Central Cluster and the City as a whole.

Table 2.1-30 Age Distribution: 1990 to 2000

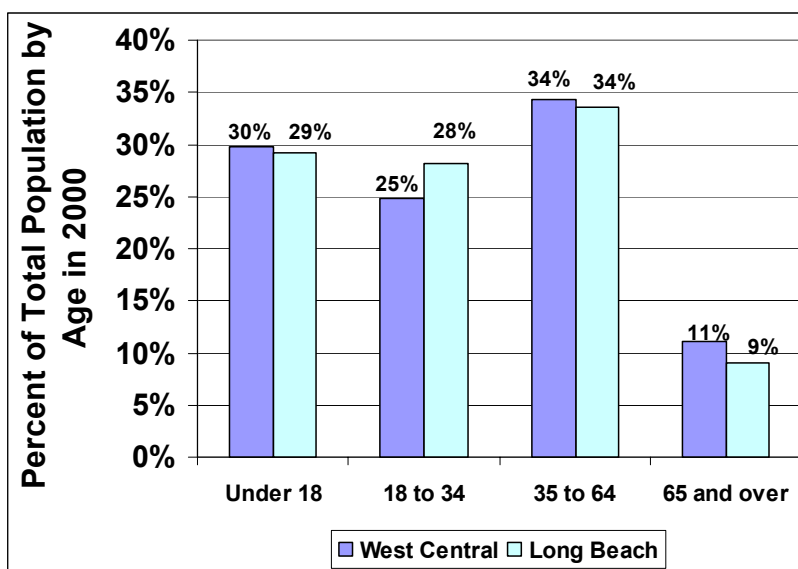
Community Cluster 2—West Central

	1990	%	2000	%
Under 18	22,513	27.4%	26,072	29.8%
18 to 34	24,284	29.5%	21,645	24.8%
35 to 64	24,677	30.0%	29,941	34.3%
65 and over	10,762	13.1%	9,725	11.1%
Total	82,236	100.0%	87,383	100.0%

City of Long Beach

	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000.

**Figure 2.1-20 Community Cluster 2—West Central and City of Long Beach:
Age Distribution in 2000**

RACE AND ETHNICITY

As shown in Table 2.1-31, the racial and ethnic composition of Community Cluster 2—West Central has changed from 1990 to 2000. In 1990, the White population comprised 41.2 percent of the total population, while in 2000 this declined to 24.2 percent.

The Hispanic population showed the greatest increase in share of the population during this time period, rising from 22.6 percent in 1990 to 33.8 percent of the population in 2000. This change in distribution also occurred in the City.

The Black population comprised slightly more of the population in 2000 than in 1990, while the Other category remained unchanged. In the City, the Other category comprised slightly less of the population in 2000 than 1990.

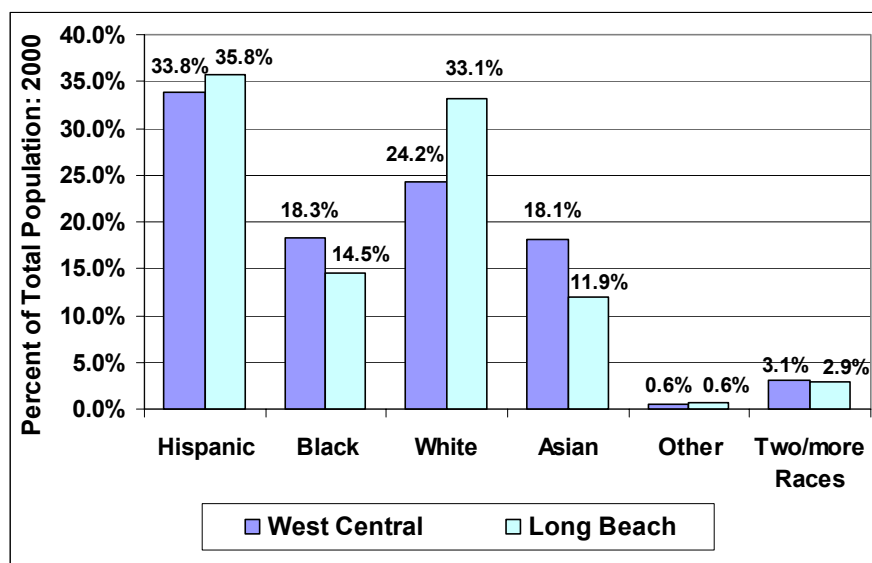
As shown in Figure 2.1-21, the most prevalent ethnic group in both Community Cluster 2—West Central and the City in 2000 was Hispanics, at 33.8 percent of the population in the Cluster and 35.8 percent in the City.

Table 2.1-31 Race and Ethnicity: 1990 to 2000

Community Cluster 2—West Central				
	1990	%	2000	%
White	33,875	41.2%	21,162	24.2%
Black	14,074	17.1%	16,034	18.3%
Asian	15,201	18.5%	15,834	18.1%
Native Hawaiian & Other Pacific Islander	n/a	n/a	1,639	1.9%
Other	491	0.6%	491	0.6%
Two or more Races	n/a	n/a	2,668	3.1%
Hispanic	18,595	22.6%	29,555	33.8%
Total	82,236	100.0%	87,383	100.0%

City of Long Beach				
	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

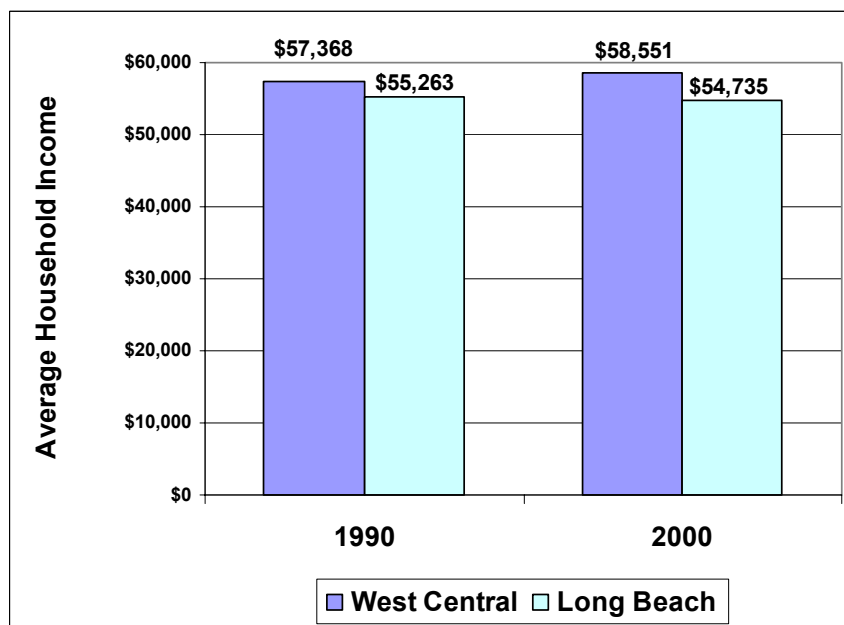


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-21 Community Cluster 2—West Central and City of Long Beach
Racial and Ethnic Composition in 2000**

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-22, in Community Cluster 2—West Central the average annual household income increased slightly from 1990 to 2000 in constant 2000 dollars, from \$57,368 to \$58,551. In contrast, the average annual household income in the City decreased slightly in constant dollars during this time period, from \$55,263 to \$54,735.



SOURCE: U.S. Bureau of the Census, 1990 and 2000.

**Figure 2.1-22 Community Cluster 2—West Central and City of Long Beach
Average Annual Household Income: 1990 and 2000
(in constant 2000 dollars)**

The average annual household income in Community Cluster 2—West Central is about 7.0 percent more than in the City.

As shown in Table 2.1-32, in 2000 about 30.8 percent of the households in Community Cluster 2—West Central earned an average annual income of less than \$25,000, while in the City, 34.2 percent of the households earned an average annual income of less than \$25,000. There were more households in Community Cluster 2—West Central (41.6%) than in the City (37.9%) that earned more than \$50,000 annually.

Table 2.1-32 Average Household Income: 1990 to 2000

Community Cluster 2—West Central

Income Category	1990	%	2000	%
Less than \$10,000	3,683	12.7%	3,224	11.4%
\$10,000 to \$24,999	7,000	24.1%	5,463	19.4%
\$25,000 to \$49,999	9,703	33.5%	7,766	27.6%
\$50,000 to \$99,000	6,994	24.1%	8,028	28.5%
\$100,000 or more	1,626	5.6%	3,689	13.1%
Total Households¹	29,006	100.0%	28,170	100.0%

City of Long Beach

Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households¹	159,234	100.0%	163,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.

2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 2.1-33, individuals for whom poverty status was determined in the Cluster have increased dramatically from 1990 to 2000. In Community Cluster 2—West Central, individuals with poverty status increased by 66.0 percent, compared to the City, which showed an increase of 48.4 percent.

As shown, in 2000, about 18.9 percent of the population in Community Cluster 2—West Central and 22.4 percent in the City were determined to have poverty status.

Table 2.1-33 Individuals with Poverty Status¹**Community Cluster 2—West Central**

	1990	2000	Change	% Change
18 years to 64 Years	5,027	8,618	3,591	71.4%
65 years and over	876	852	-24	-2.7%
Related children under 18 years	4,067	7,082	3,015	74.1%
Total Persons	9,970	16,552	6,582	66.0%
Percent of Total Population	12.1%	18.9%	6.8%	

City of Long Beach

	1990	2000	Change	% Change
18 years to 64 Years	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As shown in Table 2.1-34, overcrowded units have increased in Community Cluster 2—West Central from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room has increased by 18.0 percent, while the number of units with 1.51 or more occupants per room has increased by 46.4 percent. Overcrowding is an issue for the City as well, which showed a greater increase in the number of units with more than 1.00 occupant per room than Community Cluster 2—West Central.

As a percent of total units, overcrowded units comprised 24.4 percent of the total units in Community Cluster 2—West Central during 2000, compared to the City, where overcrowded units comprised 22.5 percent of the total units.

Overcrowded units are a reflection of the increasing population growth without a corresponding increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable. This problem of overcrowding is exacerbated by the fact that 61 percent of the rental

stock consists of single or one-bedroom apartments and that the majority of population growth is in large families, which would require three- and four-bedroom apartments.

Table 2.1-34 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)

Community Cluster 2—West Central

	1990	2000	Change	% Change
1.00 or less occupants per room	23,888	21,250	-2,638	-11.0%
1.01 to 1.50 occupants per room	2,139	2,523	384	18.0%
1.51 or more occupants per room	2,949	4,318	1,369	46.4%
Total Units	28,976	28,091	(885)	-3.1%
Overcrowded Units as a % of Total Units	17.6%	24.4%	6.8%	

City of Long Beach

	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%
Overcrowded Units as a % of Total Units	16.3%	22.5%	6.3%	

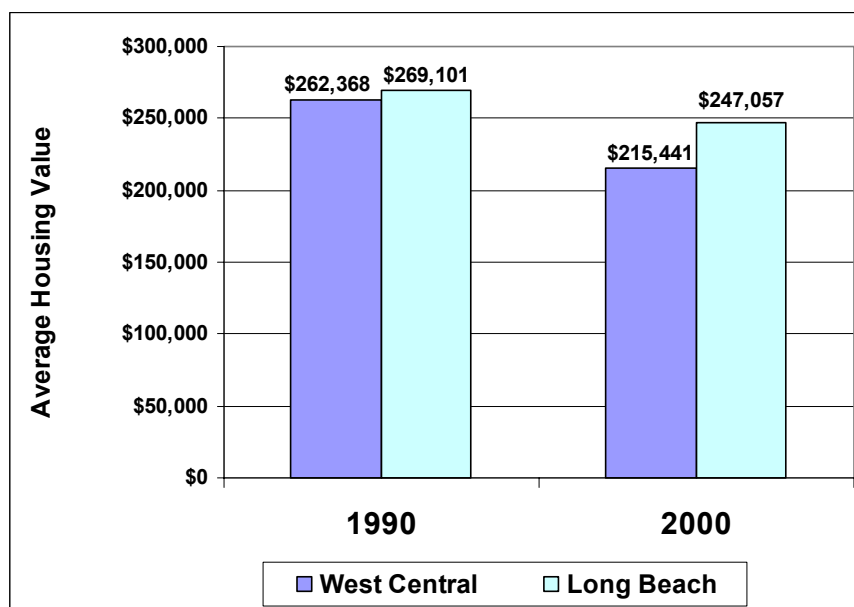
1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

AVERAGE HOUSING VALUE

As shown in Figure 2.1-23, the average housing value of a housing unit in Community Cluster 2—West Central has declined in constant 2000 dollars, from \$262,368 in 1990 to \$215,441 in 2000. In the City, the value declined from \$269,101 to \$247,057.

The average housing value of \$215,441 in 2000 in Community Cluster 2—West Central was 12.8 percent lower than the City average of \$247,057.

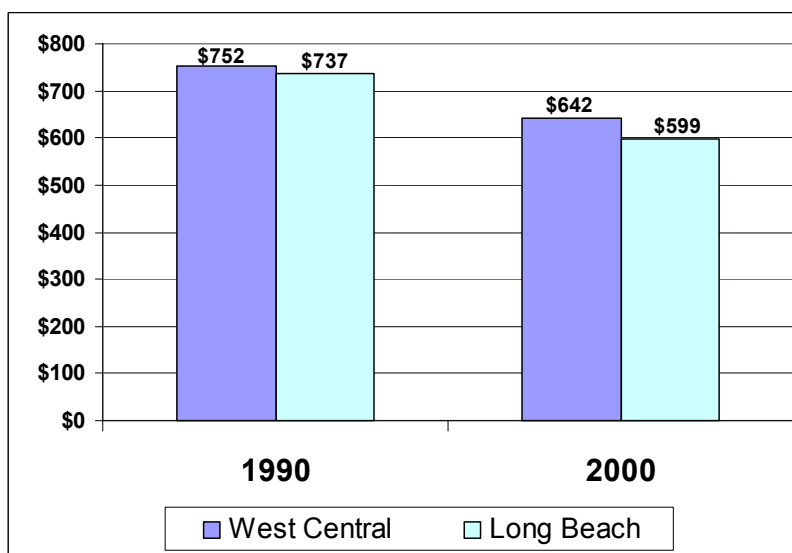


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-23 Community Cluster 2—West Central and City of Long Beach
Average Housing Value: 1990 and 2000
(in constant 2000 dollars)**

MEDIAN CONTRACT RENT

As shown in Figure 2.1-24, the median contract rent of a housing unit in Community Cluster 2—West Central has declined in constant 2000 dollars, from \$752 per month in 1990 to \$642 per month in 2000. In the City, the median rent declined from \$737 to \$599 per month.



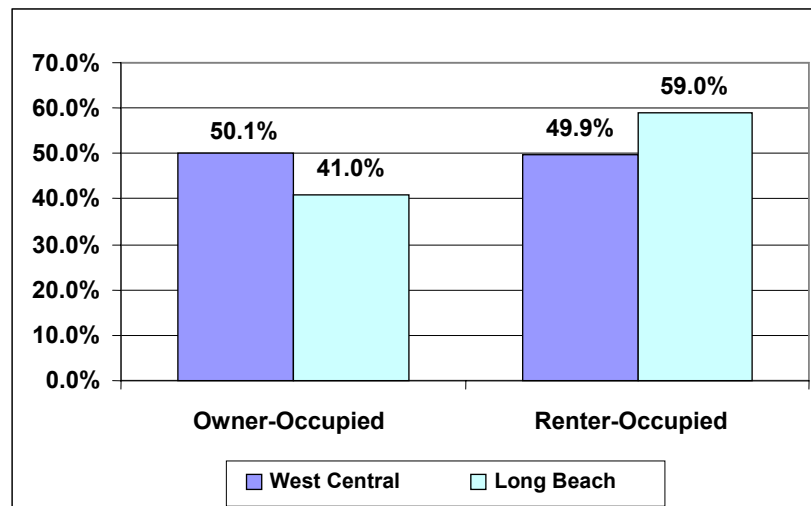
SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-24 Community Cluster 2—West Central and City of Long Beach
Median Contract Rent: 1990 and 2000
(in constant 2000 dollars)**

In 2000, the median rent was higher in Community Cluster 2—West Central (\$642) than it was for the City as a whole (\$599).

TENURE

As shown in Figure 2.1-25, Community Cluster 2—West Central had a slightly higher proportion of owner-occupied units (50.1 percent) than renter-occupied units (49.9 percent). The City had a higher proportion of renter-occupied units.



SOURCE: U.S. Bureau of the Census, 2000.

**Figure 2.1-25 Community Cluster 2—West Central and City of Long Beach
Housing Tenure: Percent of Total Occupied Housing Units in 2000**

As shown in Table 2.1-35, there was a small decrease in both the number of owner-occupied units and the number of renter-occupied units from 1990 to 2000 in Community Cluster 2—West Central. In Community Cluster 2—West Central, the number of owner-occupied units decreased by 0.3 percent, while the number of renter-occupied units decreased by 5.5 percent.

Table 2.1-35 Housing Tenure: 1990 to 2000

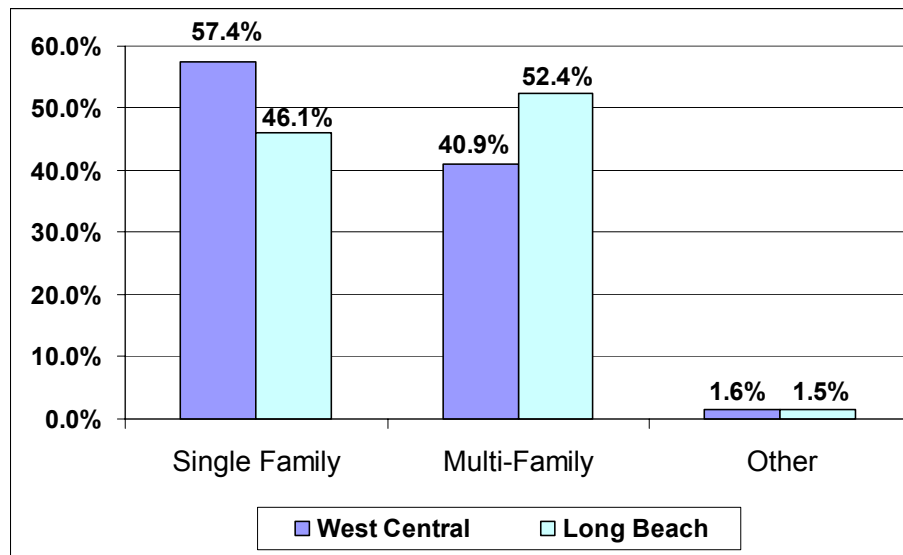
	1990	2000	Change	% Change
West Central				
Owner-occupied	14,109	14,073	-36	-0.3%
Renter-occupied	14,842	14,019	-823	-5.5%
Total Units	28,951	28,092	-859	-3.0%
Long Beach				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

As shown in Figure 2.1-26, Community Cluster 2—West Central had a higher percentage of single-family homes (57.4 percent) than the City (46.1 percent) in 2000. About 40.9 percent of the housing units in Community Cluster 2—West Central was multi-family, while about 52.4 percent in the City was multi-family units.

As shown in Table 2.1-36, the total number of housing units has decreased slightly from 1990 to 2000, by 1,126 units or 3.7 percent. While single-family units increased narrowly by 1.1 percent, the number of multi-family units decreased by 5.5 percent. The City experienced a minimal increase of housing units (0.7 percent) during this time period.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-26 Community Cluster 2—West Central and City of Long Beach
Distribution of Housing Units: 2000**

Table 2.1-36 Housing Units: 1990 to 2000

Community Cluster 2—West Central

Unit Type	1990	2000	Change	% Change
Single Family	16,702	16,894	192	1.1%
% of Total	54.7%	57.4%		
Multi-Family	12,738	12,036	-702	-5.5%
% of Total	41.7%	40.9%		
Mobile Homes/Other¹	1,094	478	-616	-56.3%
% of Total	3.6%	1.6%		
Total Units²	30,534	29,408	-1,126	-3.7%

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units²	170,388	171,659	1,271	0.7%

1. Other includes trailers, boats, RVs and vans.

2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

As shown in Table 2.1-37, both Community Cluster 2—West Central and the City have an aging housing stock. About 65.7 percent of the housing units in Community Cluster 2—West Central were built prior to 1960, compared to about 58.0 percent in the City. Only about 2.5 percent of the units in Community Cluster 2—West Central and about 4.3 percent in the City were built from 1990 to 2000.

Table 2.1-37 Age of Housing Stock: 2000**Community Cluster 2—West Central**

Year Built	No. of Units	% of Total
Built 1990 to 2000	748	2.5%
Built 1980 to 1989	1,722	5.9%
Built 1970 to 1979	3,715	12.6%
Built 1960 to 1969	3,898	13.3%
Built 1950 to 1959	6,122	20.8%
Built 1940 to 1949	8,165	27.8%
Built 1939 or earlier	5,038	17.1%
Total Units	29,408	100.0%

Built prior to 1960 **65.7%**

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-38, the population age 25 years and older has achieved slightly lower educational levels in Community Cluster 2—West Central than in the City overall in 2000. About 21.2 percent of this population in Community Cluster 2—West Central had received a bachelor's degree or higher, compared to 23.9 percent in the City.

In Community Cluster 2—West Central, about 27.0 percent have not achieved a high school diploma, about the same as the City (27.3 percent). This indicates that the labor force may require job skills training in order to compete for jobs that command higher salaries.

Table 2.1-38 Educational Attainment of Population 25 Years and Over: 2000**Community Cluster 2—West Central**

	2000	% of Total
Bachelor's or Graduate/Professional degree	11,167	21.2%
Associate degree	3,622	6.9%
Some college, no degree	12,573	23.8%
High school graduate (incl. equivalency)	11,165	21.1%
No high school diploma	14,268	27.0%
Total Persons	52,795	100.0%

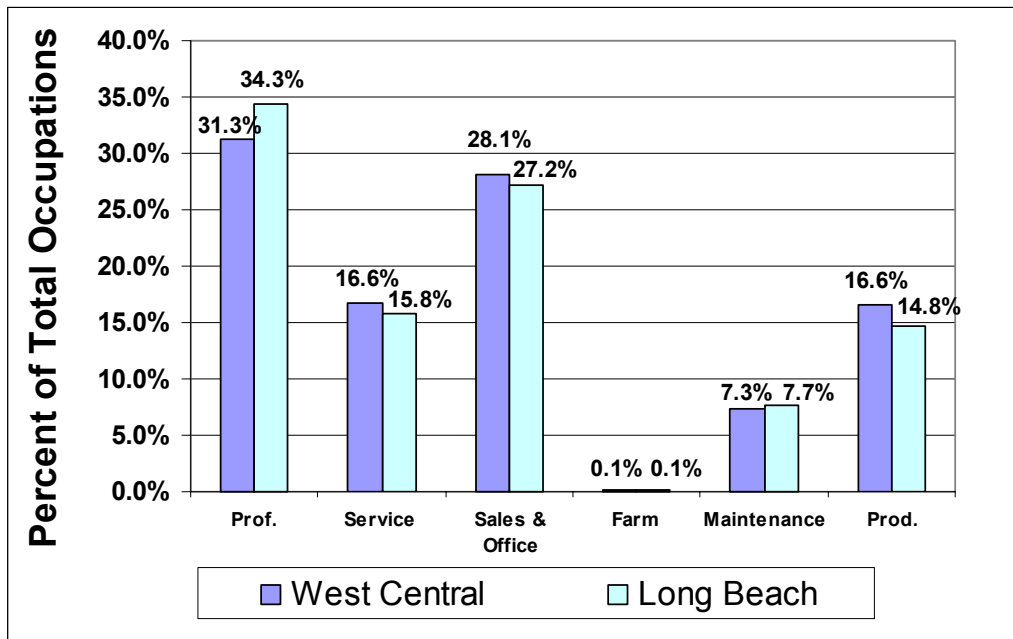
City of Long Beach

	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-27, the largest portion of the labor force was employed in management and professional occupations in both Community Cluster 2—West Central (31.3 percent) and the City (34.3 percent) in 2000. Generally, the management and professional category has higher average salaries when compared to other categories.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-27 Community Cluster 2—West Central
Occupations of Employed Population
16 Years and Older: 2000**

EMPLOYMENT

Employment for Community Cluster 2—West Central was estimated based on SCAG census tract data, which categorizes employment into three categories: Retail, Service and Other employment. Retail includes jobs that fall under the Standard Industrial Classification (SIC) category of Retail Trade, Service includes jobs that fall under the SIC category of Service, while Other includes all other jobs that do not fall under Retail or Service.

As shown in Table 2.1-39, SCAG estimates that in 2000 there were about 32,934 total jobs in the census tracts that comprise Community Cluster 2—West Central. This Cluster represents about 17.7 percent of the total City employment, estimated at 186,218.

In Community Cluster 2—West Central, about 66.6 percent of the total employment was in the Service category and about 21.9 percent was in the Other category. About 11.5 percent of the total employment was in the Retail category.

There is a relatively higher concentration of service employment and conversely less of Retail and Other employment in Community Cluster 2—West Central. In the City as a whole, there is a much larger concentration of Other employment than in Community Cluster 2—West Central.

Table 2.1-39 SCAG Estimated Employment: 2000

Community Cluster 2—West Central

Area	2000	% of Total Employment	% of Total City
<u>West Central</u>			
Retail ¹	3,782	11.5%	2.0%
Service ²	21,934	66.6%	11.8%
Other ³	7,218	21.9%	3.9%
Total	32,934	100.0%	17.7%
<u>City of Long Beach</u>			
Retail	23,520	12.6%	12.6%
Service	80,757	43.4%	43.4%
Other	81,941	44.0%	44.0%
Total	186,218	100.0%	100.0%

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).

2. Service includes jobs that fall under the SIC category of Service (codes 70-89).

3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments (SCAG), 2001 RTP.

■ Community Cluster 3—Southwest

Community Cluster 3—Southwest encompasses 8,050 acres. This cluster is bounded on the west by the I-47 Terminal Island Freeway and the City's boundary with the City of Los Angeles; on the north by Pacific Coast Highway, Long Beach Boulevard, a short segment of Willow Street, the City's boundary with the City of Signal Hill, and once again along Pacific Coast Highway; on the east by Loma, Redondo, and Obispo Avenues; and on the south by the shoreline inclusive of the Port and Queen Mary areas.

KEY ISSUES FOR COMMUNITY CLUSTER 3—SOUTHWEST

- The population living in poverty has increased from 1990 to 2000. Individuals for whom poverty status was determined in the Cluster increased by 35.4 percent, less than for the City, which showed an increase of 48.4 percent.
- The number of residents in the labor force who have Management and Professional occupations was 24.6 percent in 2000, compared to 34.3 percent for the City. The number of residents in service occupations was 21.0 percent, compared to 15.8 percent for the City.

- ☛ With lower average service sector salaries, some residents are unable to obtain affordable housing. This in turn means more overcrowded units and increased strain on already taxed public infrastructure and resources.
- ☛ A large portion of Community Cluster 3—Southwest’s population age 25 years and over, about 42.2 percent, do not have a high school diploma. In the City, about 27.3 percent of this population has no high school diploma. This indicates that the labor force may need improved skills training to compete for jobs that command higher salaries.

POPULATION AND HOUSEHOLDS

As shown in Table 2.1-40 and Figure 2.1-28, population in Community Cluster 3—Southwest has increased slightly less than households from 1990 to 2000. While population increased from 150,532 to 158,599, or by 5.4 percent over this time period, household population grew by 10.3 percent, almost twice as much as total population. Comparatively, the number of households increased by 6.4 percent.

The construction of housing units in Community Cluster 3—Southwest has not kept pace with the growing population from 1990 to 2000. The number of housing units has increased by only 2.6 percent during this time period (refer to Table 2.1-47) while population has increased by 5.4 percent. This trend is true for the City as well.

As shown, the average household size increased from 2.76 persons per household in 1990 to 2.86 persons per household in 2000.

Population has increased at a faster rate in the City of Long Beach as a whole than in Community Cluster 3—Southwest. The City’s population increased by 7.5 percent over this time period compared to 5.4 percent in Community Cluster 3—Southwest.

Table 2.1-40 Key Demographics

Key Demographics of Community Cluster 3—Southwest

	1990	2000	Change	Percent Change
Population ¹	150,532	158,599	8,067	5.4%
Household Population ¹	140,959	155,494	14,535	10.3%
Households ¹	51,077	54,357	3,280	6.4%
Average Household Size	2.76	2.86	0.10	n/a
Housing Units	56,852	58,321	1,469	2.6%
Employment ²	n/a	58,753	n/a	n/a

Key Demographics of Long Beach

	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.61	2.77	0.16	n/a
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	n/a	186,218	n/a	n/a

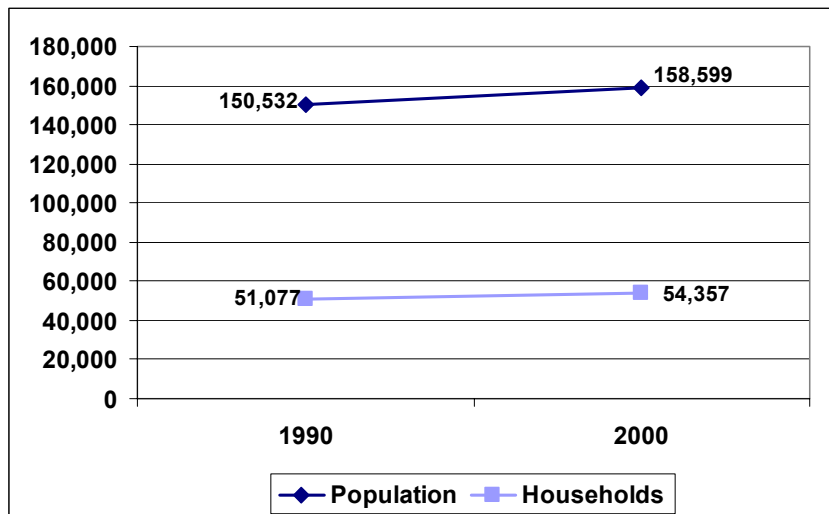
1. Population and Household estimates provided by 2000 U.S. Census.

2. Employment estimates based on SCAG 2001 RTP.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-28 Growth Trends: Community Cluster 3—Southwest

AGE OF POPULATION

As shown in Table 2.1-41 and Figure 2.1-29, in 2000 one-third (33.2 percent) of the population in Community Cluster 3—Southwest was under age 18, implying the need for larger dwelling units, as well as a need for schools and other family services. In the City, about 29 percent of the population was under age 18.

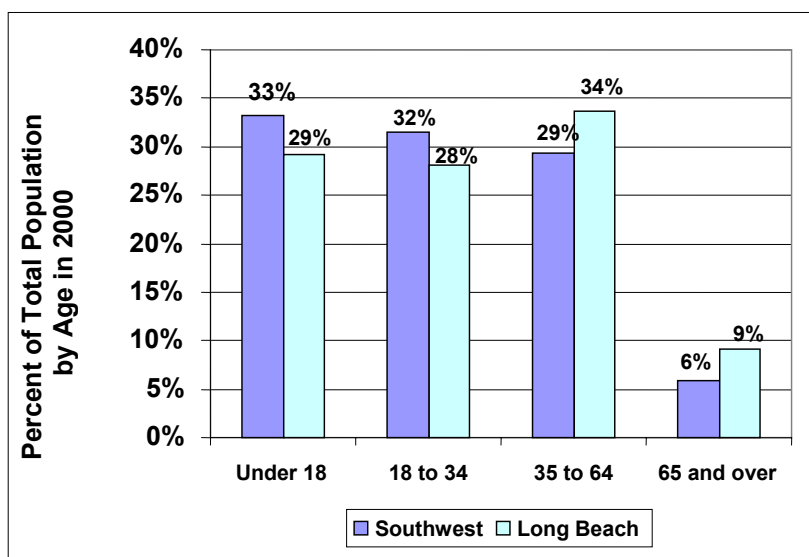
Table 2.1-41 Age Distribution: 1990 to 2000
Community Cluster 3—Southwest

	1990	%	2000	%
Under 18	43,998	29.2%	52,644	33.2%
18 to 34	60,345	40.1%	50,015	31.5%
35 to 64	35,154	23.4%	46,609	29.4%
65 and over	11,035	7.3%	9,331	5.9%
Total	150,532	100.0%	158,599	100.0%

City of Long Beach

	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
 U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-29 Community Cluster 3—Southwest and City of Long Beach: Age Distribution in 2000

Community Cluster 3—Southwest reflects the City as a whole, where the share of the population under age 18 increased during this time period.

The population age 35 to 64 also experienced an increase in share of the total population from 1990 to 2000, increasing from 23.4 percent to 29.4 percent of the total population. This was true for the City as well.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in both Community Cluster 3—Southwest and the City as a whole.

RACE AND ETHNICITY

As shown in Table 2.1-42, the racial and ethnic composition of Community Cluster 3—Southwest has changed from 1990 to 2000. In 1990, the White population comprised 30.5 percent of the total population, while in 2000 this declined to 18.0 percent of the total population.

The Hispanic population showed the greatest increase in share of the population during this time period, from 36.2 percent in 1990 to 49.1 percent of the population in 2000. This change in distribution also occurred in the City, although it was not as pronounced.

The Black population and the Other category comprised slightly less of the population in 2000 than in 1990. Comparatively, the Black population in the City overall increased slightly.

As shown in Figure 2.1-30, the most prevalent ethnic group in both Community Cluster 3—Southwest and the City in 2000 were Hispanics, at 49.1 percent of the population in the Cluster and 35.8 percent in the City.

Table 2.1-42 Race and Ethnicity: 1990 to 2000

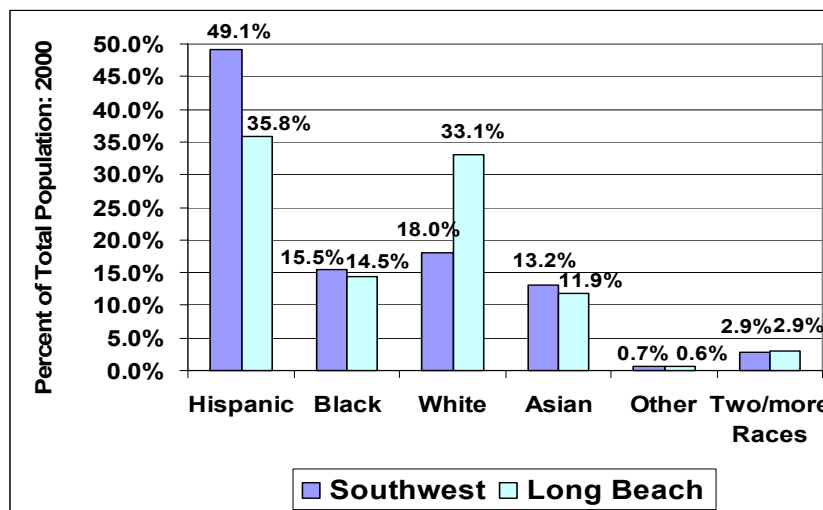
Community Cluster 3—Southwest

	1990	%	2000	%
White	45,986	30.5%	28,602	18.0%
Black	24,588	16.3%	24,623	15.5%
Asian	24,094	16.0%	20,920	13.2%
Native Hawaiian & Other Pacific Islander	n/a	n/a	1,003	0.6%
Other	1,351	0.9%	1,036	0.7%
Two or more Races	n/a	n/a	4,587	2.9%
Hispanic	54,513	36.2%	77,828	49.1%
Total	150,532	100.0%	158,599	100.0%

City of Long Beach

	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

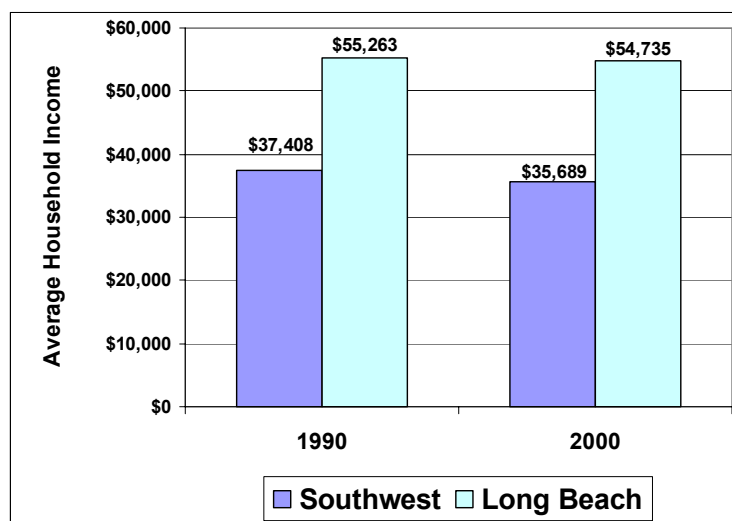
**Figure 2.1-30 Community Cluster 3—Southwest and City of Long Beach
Racial and Ethnic Composition in 2000**

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-31, Community Cluster 3—Southwest’s average household income decreased from 1990 to 2000 in constant 2000 dollars, from \$37,408 to \$35,689 annually. The average household income in the City also decreased slightly in constant dollars during this time period, from \$55,263 to \$54,735.

The average household income in Community Cluster 3—Southwest is about 53.4 percent less than in the City as a whole.

As shown in Table 2.1-43, in 2000 about 50.4 percent of Community Cluster 3—Southwest’s households earned an average annual income of less than \$25,000, while in the City, 34.2 percent of the households earned an average annual income of less than \$25,000. There was a much smaller share of households in Community Cluster 3—Southwest than in the City that earned more than \$50,000 annually.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-31 Community Cluster 3—Southwest and City of Long Beach
Average Annual Household Income: 1990 and 2000
(in constant 2000 dollars)**

Table 2.1-43 Average Household Income: 1990 to 2000**Community Cluster 3—Southwest**

Income Category	1990	%	2000	%
Less than \$10,000	11,733	22.9%	10,632	19.5%
\$10,000 to \$24,999	17,261	33.7%	16,832	30.9%
\$25,000 to \$49,999	15,558	30.4%	16,141	29.6%
\$50,000 to \$99,000	5,733	11.2%	8,644	15.9%
\$100,000 or more	946	1.8%	2,222	4.1%
Total Households¹	51,231	100.0%	54,471	100.0%

City of Long Beach

Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households¹	159,234	100.0%	163,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.
2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 2.1-44, individuals for whom poverty status was determined have increased from 1990 to 2000. In Community Cluster 3—Southwest, individuals with poverty status increased by 35.4 percent, compared to the City, which showed an increase of 48.4 percent.

As shown, in 2000, more than one third (35.8 percent) of the population in Community Cluster 3—Southwest and about one fourth in the City (22.4 percent) was determined to have poverty status.

Table 2.1-44 Individuals with Poverty Status¹**Community Cluster 3—Southwest**

	1990	2000	Change	% Change
18 years to 64 Years	21,252	29,901	8,649	40.7%
65 years and over	1,506	1,912	406	27.0%
Related children under 18 years	19,194	24,990	5,796	30.2%
Total Persons	41,952	56,803	14,851	35.4%
Percent of Total Population	27.9%	35.8%	7.9%	

City of Long Beach

	1990	2000	Change	% Change
18 years to 64 Years	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As shown in Table 2.1-45, overcrowded units have increased in Community Cluster 3—Southwest from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room increased by 24.3 percent, while the number of units with 1.51 or more occupants per room increased by 32.5 percent.

Overcrowding is an issue for the City as well, which showed a greater increase than Community Cluster 3—Southwest in the number of units with more than 1.00 occupant per room. While overcrowded units increased in Community Cluster 3—Southwest as well during this time period, the increase was the same (6.3 percent) as the City as a whole.

As a percent of total units, overcrowded units comprised 34.1 percent of the total units in Community Cluster 3—Southwest during 2000, compared to the City at 22.5 percent of the total units.

Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable. This problem of overcrowding is exacerbated by the fact that 61 percent of the rental stock consists of single or one-bedroom apartments and that the majority of population growth is in large families, which would require three- and four-bedroom apartments.

Table 2.1-45 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)

Community Cluster 3—Southwest

	1990	2000	Change	% Change
1.00 or less occupants per room	36,866	35,845	-1,021	-2.8%
1.01 to 1.50 occupants per room	3,897	4,844	947	24.3%
1.51 or more occupants per room	10,314	13,668	3,354	32.5%
Total Units	51,077	54,357	3,280	6.4%

Overcrowded Units as a % of Total Units **27.8%** **34.1%** **6.3%**

City of Long Beach

	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%

Overcrowded Units as a % of Total Units **16.3%** **22.5%** **6.3%**

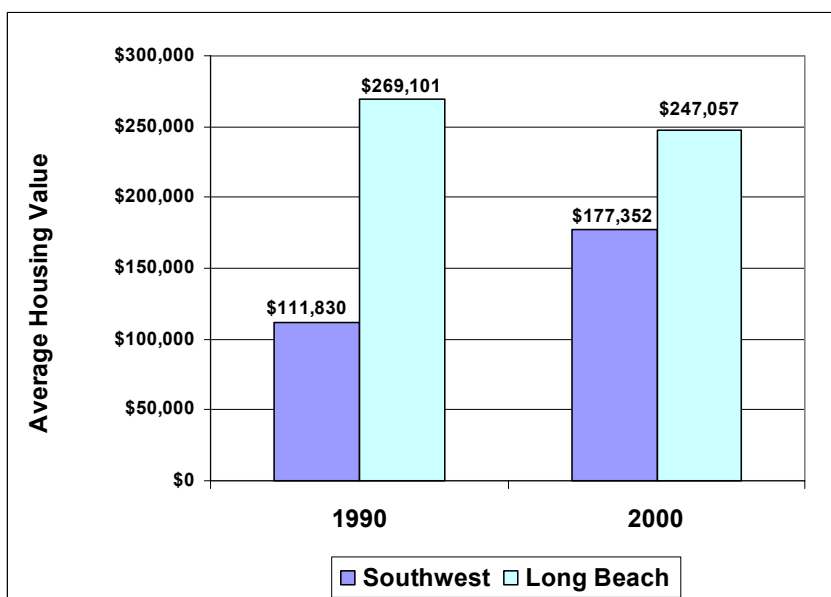
1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

AVERAGE HOUSING VALUE

As shown in Figure 2.1-32, the average housing value of a housing unit in Community Cluster 3—Southwest has increased in constant 2000 dollars, from \$111,830 in 1990 to \$177,352 in 2000. This is due to the recent construction of high-end housing stock along Ocean Boulevard. Conversely, in the City, the value declined from \$269,101 to \$247,057.

The average housing value in the Southwest area of \$177,352 in 2000 was 28.2 percent lower than the City average of \$247,057.

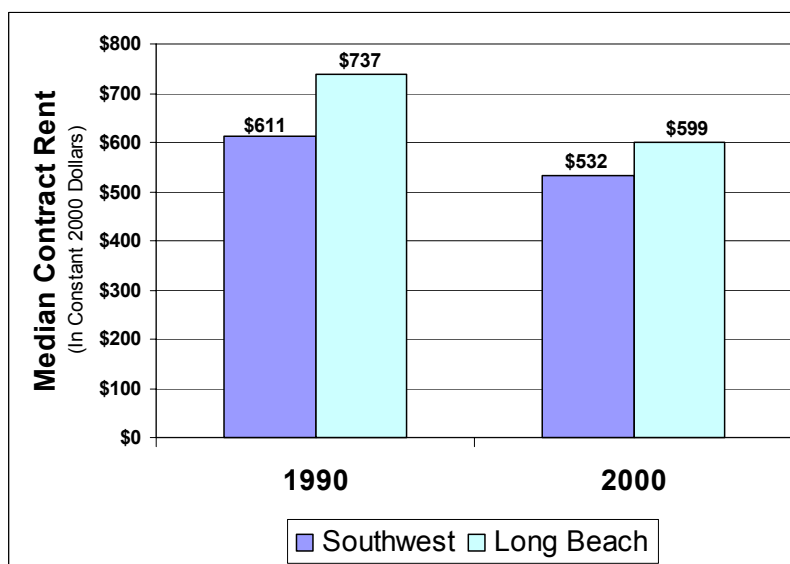


SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-32 Community Cluster 3—Southwest and City of Long Beach
Average Housing Value: 1990 and 2000
(in constant 2000 dollars)

MEDIAN CONTRACT RENT

As shown in Figure 2.1-33, the median contract rent of a housing unit in Community Cluster 3—Southwest has declined in constant 2000 dollars, from \$611 per month in 1990 to \$532 per month in 2000. In the City, the median rent declined from \$737 to \$599 per month.



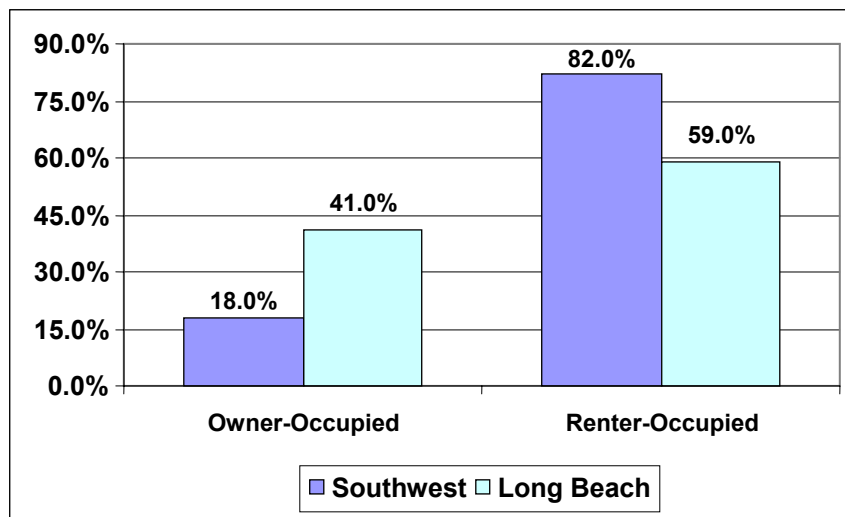
SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-33 Community Cluster 3—Southwest and City of Long Beach
Median Contract Rent: 1990 and 2000
(in constant 2000 dollars)

TENURE

As shown in Figure 2.1-34, both Community Cluster 3—Southwest and the City had a higher proportion of renter-occupied units than owner-occupied units in 2000. However, Community Cluster 3—Southwest had considerably more renter-occupied units (82.0 percent) than the City (59.0 percent) and the other Clusters.

As shown in Table 2.1-46, there was a larger increase in the number of owner-occupied units than renter-occupied units from 1990 to 2000 for both Community Cluster 3—Southwest and the City. In the Southwest area, the number of owner-occupied units increased by 9.0 percent, while the number of renter-occupied units increased by 5.9 percent.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-34 Community Cluster 3—Southwest and City of Long Beach
Housing Tenure: Percent of Total Occupied Housing Units in 2000**

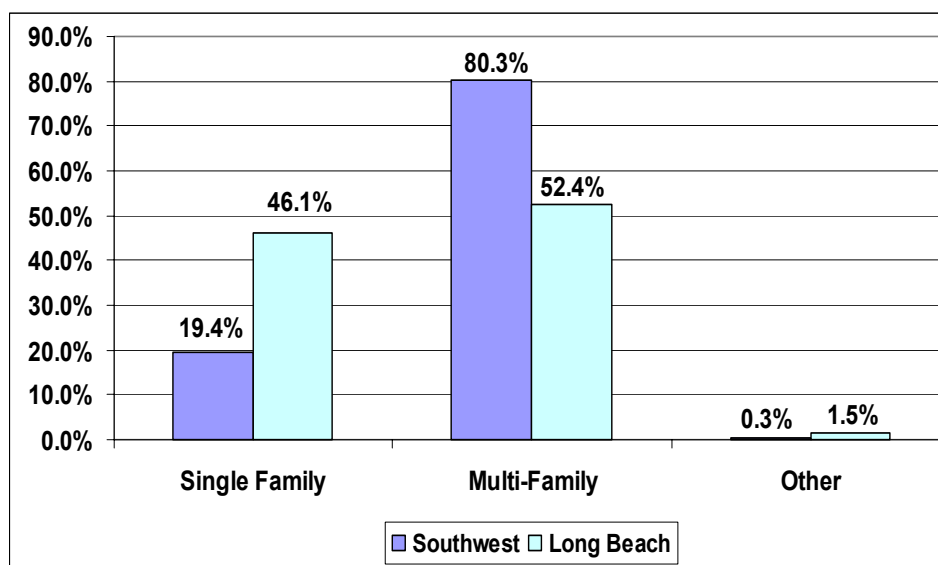
Table 2.1-46 Housing Tenure: 1990 to 2000

	1990	2000	Change	% Change
Southwest				
Owner-occupied	8,967	9,770	803	9.0%
Renter-occupied	42,110	44,587	2,477	5.9%
Total Units	51,077	54,357	3,280	6.4%
Long Beach				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

As shown in Figure 2.1-35, Community Cluster 3—Southwest had a much lower percentage of single-family homes (19.4 percent) than the City (46.1 percent) in 2000. About 80.3 percent of the housing units in Community Cluster 3—Southwest were multi-family, while about 52.4 percent in the City were multi-family units.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-35 Community Cluster 3—Southwest and City of Long Beach
Distribution of Housing Units: 2000**

As shown in Table 2.1-47, the total number of housing units has increased somewhat from 1990 to 2000, by 1,469 units or 2.6 percent. While single-family units increased by 8.0 percent, the number of multi-family units increased by 2.8 percent. The City experienced even less of an increase in total housing units (0.7 percent) during this time period.

As shown in Table 2.1-48, both Community Cluster 3—Southwest and the City have an aging housing stock. About 48.4 percent of the housing units in Community Cluster 3—Southwest were built prior to 1960, compared to about 58.0 percent in the City. Only about 6.5 percent of the units in Community Cluster 3—Southwest and about 4.3 percent in the City were built from 1990 to 2000.

Table 2.1-47 Housing Units: 1990 to 2000

Community Cluster 3—Southwest

Unit Type	1990	2000	Change	% Change
Single Family	10,465	11,302	837	8.0%
% of Total	18.4%	19.4%		
Multi-Family	45,560	46,824	1,264	2.8%
% of Total	80.1%	80.3%		
Mobile Homes/Other¹	827	195	-632	-76.4%
% of Total	1.5%	0.3%		
Total Units²	56,852	58,321	1,469	2.6%

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units²	170,388	171,659	1,271	0.7%

1. Other includes trailers, boats, RVs and vans.

2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

Table 2.1-48 Age of Housing Stock: 2000

Community Cluster 3—Southwest

Year Built	No. of Units	% of Total
Built 1990 to 2000	3,812	6.5%
Built 1980 to 1989	7,663	13.1%
Built 1970 to 1979	8,456	14.5%
Built 1960 to 1969	10,149	17.4%
Built 1950 to 1959	8,298	14.2%
Built 1940 to 1949	6,012	10.3%
Built 1939 or earlier	13,931	23.9%
Total Units	58,321	100.0%

Built prior to 1960 **48.4%**

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-49, the population age 25 years and older has not achieved as high an education level in Community Cluster 3—Southwest as in the City overall in 2000. About 15.0 percent of this population in Community Cluster 3—Southwest had received a bachelor's degree or higher, compared to 23.9 percent in the City.

In Community Cluster 3—Southwest, about 42.3 percent have not achieved a high school diploma, compared to 27.3 percent in the City. This indicates that the labor force may need to improve their skills in order to compete for jobs that command higher salaries.

Table 2.1-49 Educational Attainment of Population 25 Years and Over: 2000**Community Cluster 3—Southwest**

	2000	% of Total
Bachelor's or Graduate/Professional degree	13,007	15.0%
Associate degree	4,307	5.0%
Some college, no degree	16,740	19.3%
High school graduate (incl. equivalency)	15,968	18.4%
No high school diploma	36,636	42.3%
Total Persons	86,658	100.0%

City of Long Beach

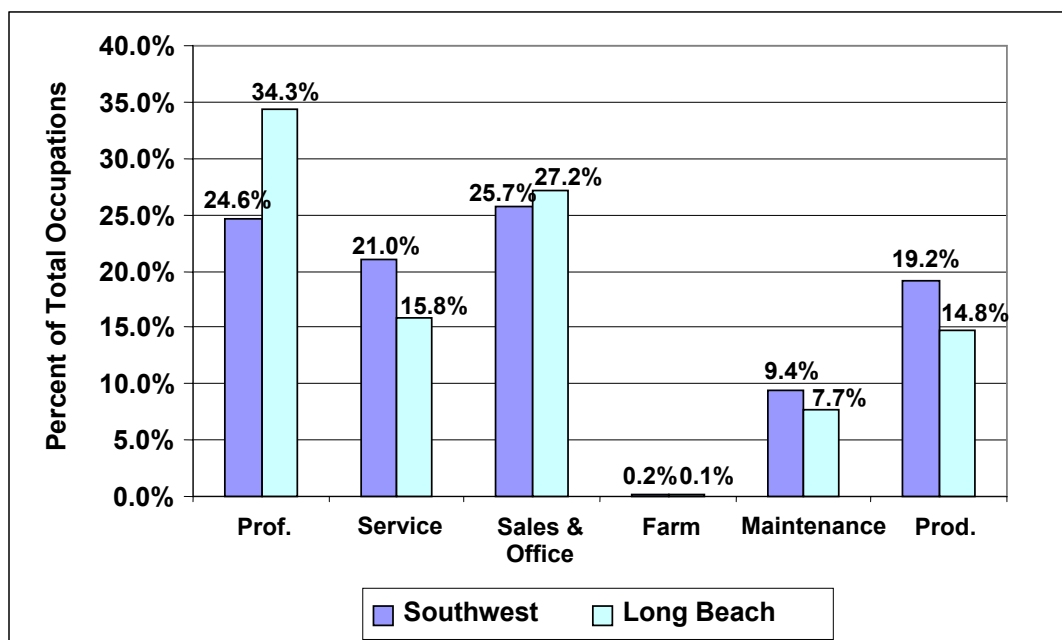
	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-36, a large portion (25.7 percent) of Community Cluster 3—Southwest's labor force was employed in sales and office occupations in 2000.

About 24.6 percent of the total labor force in Community Cluster 3—Southwest was employed in Management and Professional occupations during 2000, compared to 34.3 percent for the City as a whole. In the City, the largest portion of the labor force was employed in Management and Professional occupations (34.3 percent). Generally, the Management and Professional category has higher average salaries when compared to other categories.



SOURCE: U.S. Bureau of the Census, 2000. Employment

**Figure 2.1-36 Community Cluster 3—Southwest
Occupations of Employed Population
16 Years and Older: 2000**

EMPLOYMENT

Employment for Community Cluster 3—Southwest was estimated based on SCAG census tract data, which categorizes employment into three categories: Retail, Service and Other employment. Retail includes jobs that fall under the SIC category of Retail Trade, Service includes jobs that fall under the SIC category of Service, while Other includes all other jobs that do not fall under Retail or Service.

As shown in Table 2.1-50, SCAG estimates that in 2000 there were about 58,753 total jobs in the census tracts that comprise Community Cluster 3—Southwest. This Cluster represents about 31.6 percent of the total City employment, estimated at 186,218.

In Community Cluster 3—Southwest over one-half (52.4 percent) of the employment was in the Other category. About 35.8 percent of the total employment was in the Service category, and about 11.8 percent was in the Retail category.

Similar to the City, there is a relatively higher concentration of employment in the Other category and conversely less of Service and Retail employment in Community Cluster 3—Southwest.

Table 2.1-50 SCAG Estimated Employment: 2000

Community Cluster 3—Southwest

Area	2000	% of Total Employment	% of City
<u>Southwest</u>			
Retail	6,926	11.8%	3.7%
Service	21,047	35.8%	11.3%
Other	30,780	52.4%	16.5%
Total	58,753	100.0%	31.6%
<u>City of Long Beach</u>			
Retail	23,520	12.6%	12.6%
Service	80,757	43.4%	43.4%
Other	81,941	44.0%	44.0%
Total	186,218	100.0%	100.0%

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).

2. Service includes jobs that fall under the SIC category of Service (codes 70-89).

3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments (SCAG), 2001 RTP.

■ Community Cluster 4—Southeast

The Community Cluster 4—Southeast encompasses 5,057 acres. It is bounded on the west by Obispo, Redondo, and Loma Avenues, and the City's boundary with Signal Hill; on the north by the I-405 San Diego Freeway, Clark Avenue, Pacific Coast Highway, and Seventh Street; on the east by the City's border with Orange County and the City of Seal Beach; and on the south along the shoreline. The major cross-town commuter corridors of Pacific Coast Highway and Seventh Street cross the area.

KEY ISSUES FOR COMMUNITY CLUSTER 4—SOUTHEAST

- Population increased only slightly less than the number of households from 1990 to 2000, implying that overcrowding of housing units is not as critical in Community Cluster 4—Southeast as it is in Community Clusters 1, 2, and 3. The population increased by 2.4 percent during this time period, while households increased by 3.0 percent.
- While individuals for whom poverty status was determined in the Cluster increased from 1990 to 2000 by 35.8 percent, this was not as dramatic as Citywide, which showed an increase of 48.4 percent.
- The number of residents in the labor force who have Management and Professional occupations is higher in the Southeast area when compared to other Clusters and

Citywide. At 53.1 percent of the total labor force, this is higher than the City (34.3 percent) and all other Clusters.

- A much smaller portion of Community Cluster 4—Southeast’s population age 25 years and over (about 6.5 percent) does not have a high school diploma. In the City, about 27.3 percent of this population has no high school diploma. This indicates that generally, the labor force in this Cluster has the skills required to obtain jobs that command higher salaries.

POPULATION AND HOUSEHOLDS

As shown in Table 2.1-51 and Figure 2.1-37, population growth in Community Cluster 4—Southeast has outpaced household growth slightly from 1990 to 2000. The population in Community Cluster 4—Southeast increased from 57,950 to 59,356, or by 2.4 percent over this time period. Similarly, the number of households increased by 3.0 percent. Population growth also exceeded household growth in the City.

The construction of housing units in Community Cluster 4—Southeast has not increased as much as the growing population from 1990 to 2000. However, compared to the City, Community Cluster 4—Southeast is keeping up with population. The number of housing units has increased by 1.0 percent during this time period in Community Cluster 4—Southeast compared to household population at 2.5 percent. In the City, the construction of housing units increased by 0.7 percent although the population grew by 7.5 percent.

As shown, the average household size remained the same at 1.93 persons per household in 1990 and 2000. This indicates that housing construction is generally keeping pace with household population growth.

Population has increased far more in the City of Long Beach as a whole than in Community Cluster 4—Southeast. The City’s population increased by 7.5 percent over this time period compared to 2.4 percent in Community Cluster 4—Southeast.

Table 2.1-51 Key Demographics

Key Demographics of Community Cluster 4—Southeast

	1990	2000	Change	Percent Change
Population ¹	57,950	59,356	1,406	2.4%
Household Population ¹	56,343	57,737	1,394	2.5%
Households ¹	29,120	29,993	873	3.0%
Average Household Size	1.93	1.93	0.00	n/a
Housing Units	31,093	31,408	315	1.0%
Employment ²	n/a	23,297	n/a	n/a

Key Demographics of Long Beach

	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.61	2.77	0.16	n/a
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	n/a	186,218	n/a	n/a

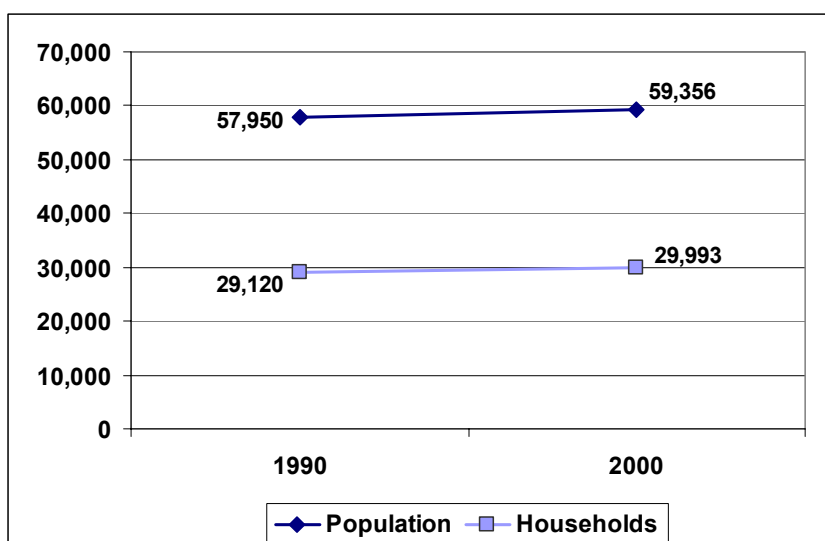
1. Population and Household estimates provided by 2000 U.S. Census.

2. Employment estimates based on SCAG 2001 RTP.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-37 Growth Trends: Community Cluster 4—Southeast

AGE OF POPULATION

As shown in Table 2.1-52 and Figure 2.1-38, in 2000 only 14.1 percent of the population in Community Cluster 4—Southeast was under age 18. In the City, about 29 percent of the population was under age 18.

The population age 35 to 64 experienced an increase in share of the total population from 1990 to 2000, increasing from 35.1 percent to 41.1 percent of the total population. This was true for the City as well.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in both Community Cluster 4—Southeast and the City as a whole.

Table 2.1-52 Age Distribution: 1990 to 2000

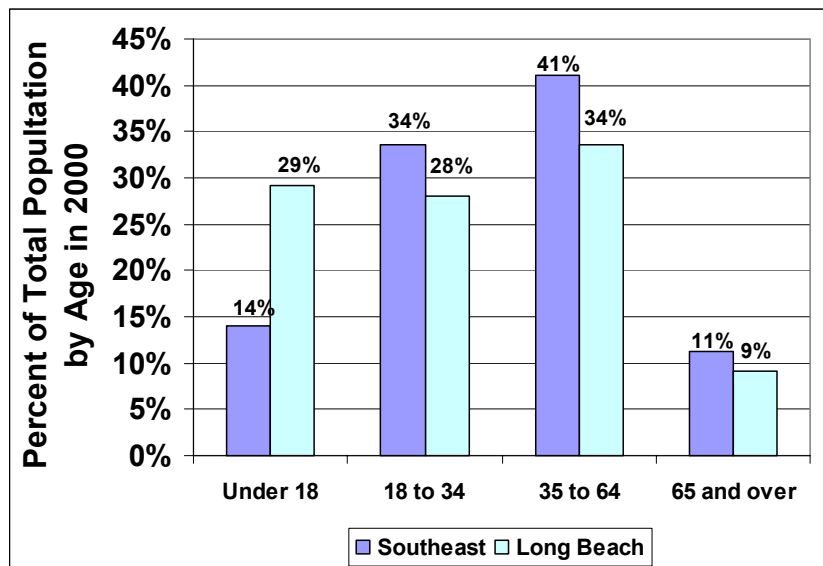
Community Cluster 4—Southeast

	1990	%	2000	%
Under 18	7,090	12.2%	8,343	14.1%
18 to 34	23,312	40.2%	19,959	33.6%
35 to 64	20,359	35.1%	24,399	41.1%
65 and over	7,189	12.4%	6,655	11.2%
Total	57,950	100.0%	59,356	100.0%

City of Long Beach

	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-38 Community Cluster 4—Southeast and City of Long Beach:
Age Distribution in 2000**

RACE AND ETHNICITY

As shown in Table 2.1-53, the racial and ethnic composition of Community Cluster 4—Southeast has changed from 1990 to 2000. In 1990, the White population comprised 84.0 percent of the total population, while in 2000 this declined to 69.8 percent of the total population. In the City, the White population comprised about one-third of the population during 2000.

The Hispanic population showed the greatest increase in share of the population during this time period, from 8.1 percent in 1990 to 13.7 percent of the population in 2000. This change also occurred in the City.

As shown in Figure 2.1-39, the most prevalent ethnic group in Community Cluster 4—Southeast in 2000 was the White population, at 69.8 percent of the population. In the City, Hispanics comprised the greatest share of the population at 35.8 percent.

Table 2.1-53 Race and Ethnicity: 1990 to 2000

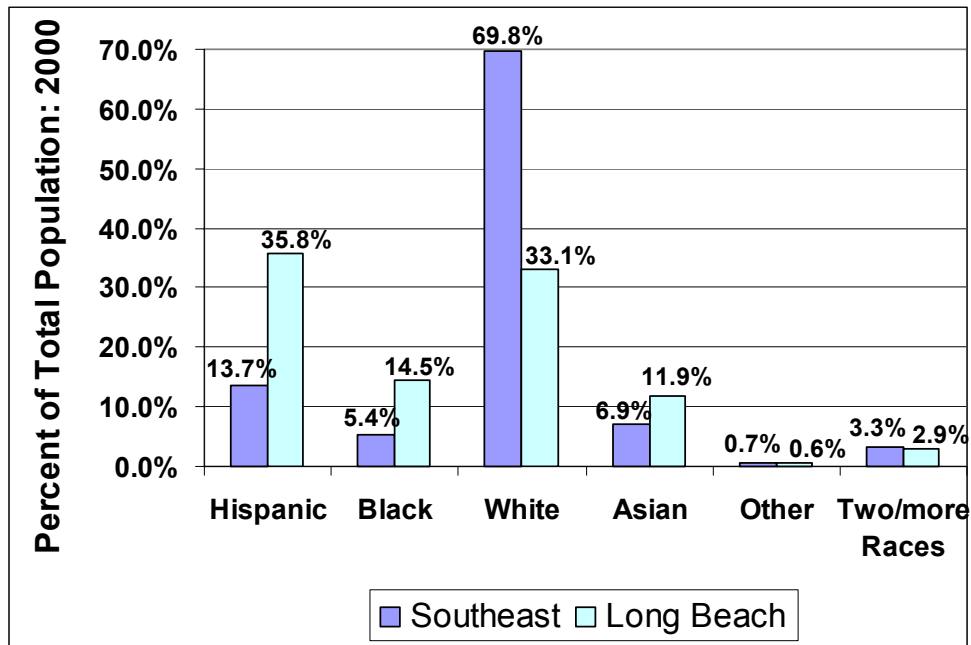
Community Cluster 4—Southeast

	1990	%	2000	%
White	48,671	84.0%	41,403	69.8%
Black	1,671	2.9%	3,186	5.4%
Asian	2,581	4.5%	4,123	6.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	151	0.3%
Other	317	0.5%	430	0.7%
Two or more Races	n/a	n/a	1,937	3.3%
Hispanic	4,710	8.1%	8,126	13.7%
Total	57,950	100.0%	59,356	100.0%

City of Long Beach

	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

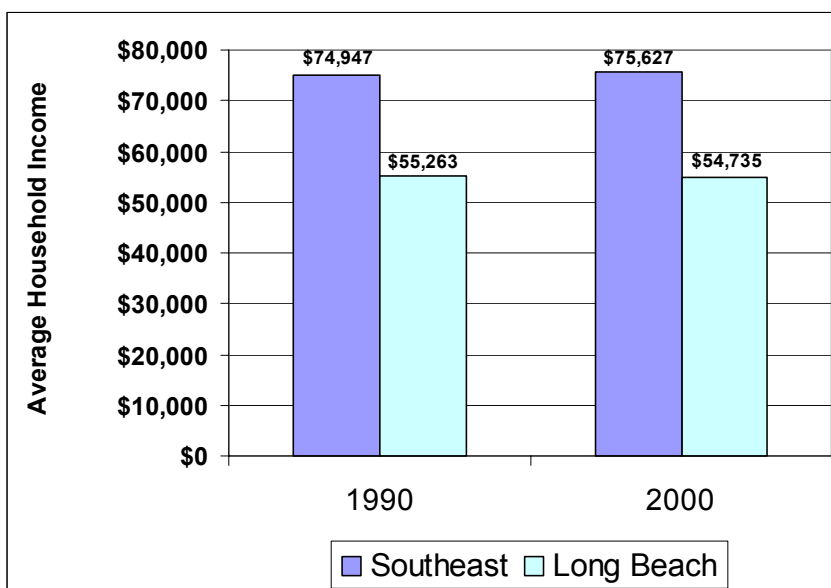
**Figure 2.1-39 Community Cluster 4—Southeast and City of Long Beach
Racial and Ethnic Composition in 2000**

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-40, Community Cluster 4—Southeast's average household income increased slightly from 1990 to 2000 in constant 2000 dollars, from \$74,947 to \$75,627 annually. Comparatively, the average household income in the City decreased slightly in constant dollars during this time period, from \$55,263 to \$54,735.

The average household income in Community Cluster 4—Southeast is about 38 percent higher than in the City.

As shown in Table 2.1-54, in 2000 about 19.9 percent of Community Cluster 4—Southeast's households earned an average annual income of less than \$25,000, while in the City, 34.2 percent of the households earned an average annual income of less than \$25,000. There were also a higher percentage of households in Community Cluster 4—Southeast (53.3%) than in the City (37.9%) that earned more than \$50,000 annually.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-40 Community Cluster 4—Southeast and City of Long Beach
Average Annual Household Income: 1990 and 2000
 (in constant 2000 dollars)

Table 2.1-54 Average Household Income: 1990 to 2000

Community Cluster 4—Southeast

Income Category	1990	%	2000	%
Less than \$10,000	2,112	7.2%	2,140	7.1%
\$10,000 to \$24,999	5,423	18.6%	3,825	12.8%
\$25,000 to \$49,999	9,918	34.0%	8,029	26.8%
\$50,000 to \$99,000	8,482	29.1%	9,836	32.9%
\$100,000 or more	3,240	11.1%	6,107	20.4%
Total Households¹	29,175	100.0%	29,937	100.0%

City of Long Beach

Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households¹	159,234	100.0%	163,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.

2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 3-55, individuals for whom poverty status was determined in the Cluster have increased from 1990 to 2000. In the Southeast, individuals with poverty status increased by 35.8 percent, less than the City, which showed an increase of 48.4 percent.

As shown, in 2000, about 9.0 percent of the population in Community Cluster 4—Southeast and 22.4 percent in the City were determined to have poverty status.

Table 2.1-55 Individuals with Poverty Status¹

Community Cluster 4—Southeast				
	1990	2000	Change	% Change
18 years to 64 Years	3,065	4,374	1,309	42.7%
65 years and over	428	332	-96	-22.4%
Related children under 18 years	453	653	200	44.2%
Total Persons	3,946	5,359	1,413	35.8%
Percent of Total Population	6.8%	9.0%	2.2%	

City of Long Beach				
	1990	2000	Change	% Change
18 years to 64 Years	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As shown in Table 2.1-56, overcrowded units have increased in Community Cluster 4—Southeast from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room has increased by 62.6 percent, while the number of units with 1.51 or more occupants per room has increased by 59.9 percent.

While overcrowded units increased in Community Cluster 4—Southeast, the increase was not as dramatic as in the City.

As a percent of total units, overcrowded units in 2000 comprised only 4.9 percent of the total units in Community Cluster 4—Southeast. Comparatively, overcrowded units amounted to 22.5 percent of the total units in the City.

Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is affordable. This problem of overcrowding is exacerbated by the fact that 61 percent of the rental stock consists of single or one-bedroom apartments and that the majority of population growth is in large families, which would require three- and four-bedroom apartments.

Table 2.1-56 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)

Community Cluster 4—Southeast				
	1990	2000	Change	% Change
1.00 or less occupants per room	28,288	28,534	246	0.9%
1.01 to 1.50 occupants per room	393	639	246	62.6%
1.51 or more occupants per room	516	825	309	59.9%
Total Units	29,197	29,998	801	2.7%
Overcrowded Units as a % of Total Units	3.1%	4.9%	1.8%	
City of Long Beach				
	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%
Overcrowded Units as a % of Total Units	16.3%	22.5%	6.3%	

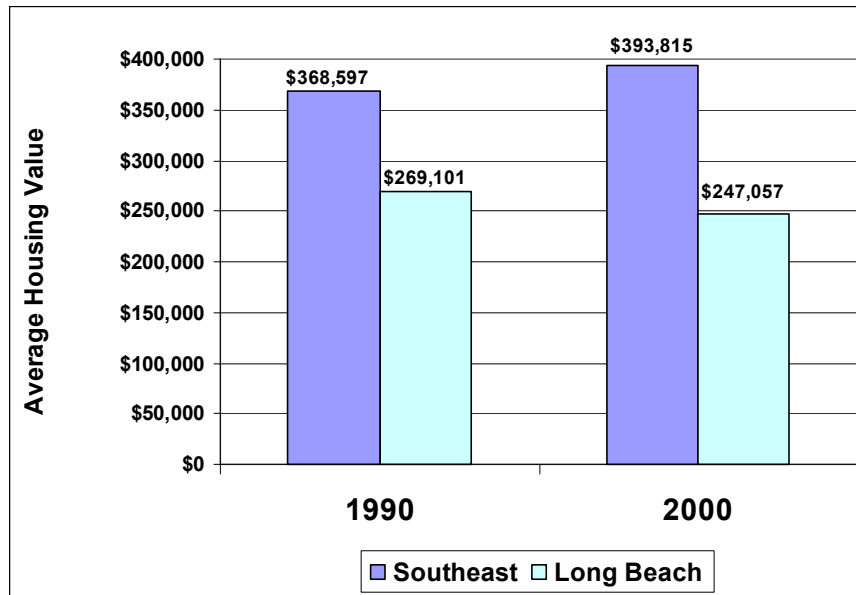
1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

AVERAGE HOUSING VALUE

As shown in Figure 2.1-41, the average housing value of a housing unit in Community Cluster 4—Southeast has increased in constant 2000 dollars, from \$368,597 in 1990 to \$393,815 in 2000. In the City, the value declined from \$269,101 to \$247,057.

The average housing value in Community Cluster 4—Southeast of \$393,815 in 2000 was 59.4 percent higher than the City average of \$247,057.

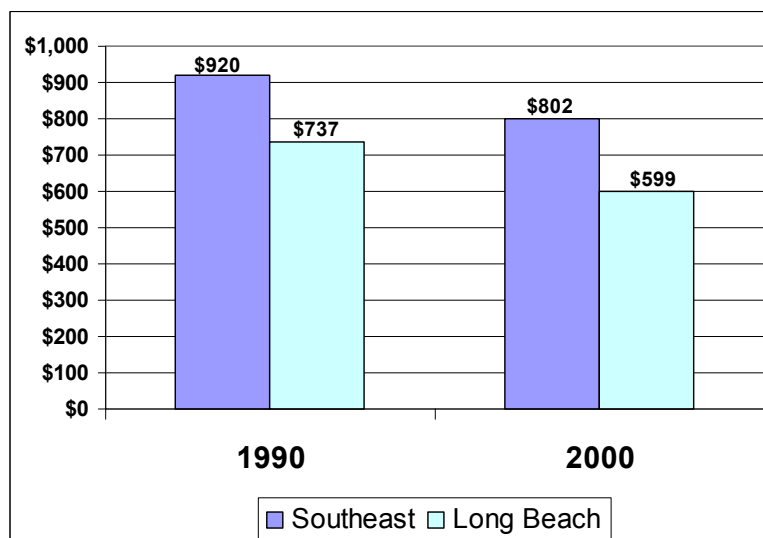


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-41 Community Cluster 4—Southeast and City of Long Beach
Average Housing Value: 1990 and 2000
(in constant 2000 dollars)**

MEDIAN CONTRACT RENT

As shown in Figure 2.1-42, the median contract rent of a housing unit in Community Cluster 4—Southeast has declined in constant 2000 dollars, from \$920 per month in 1990 to \$802 per month in 2000. In the City, the median rent declined from \$737 to \$599 per month.



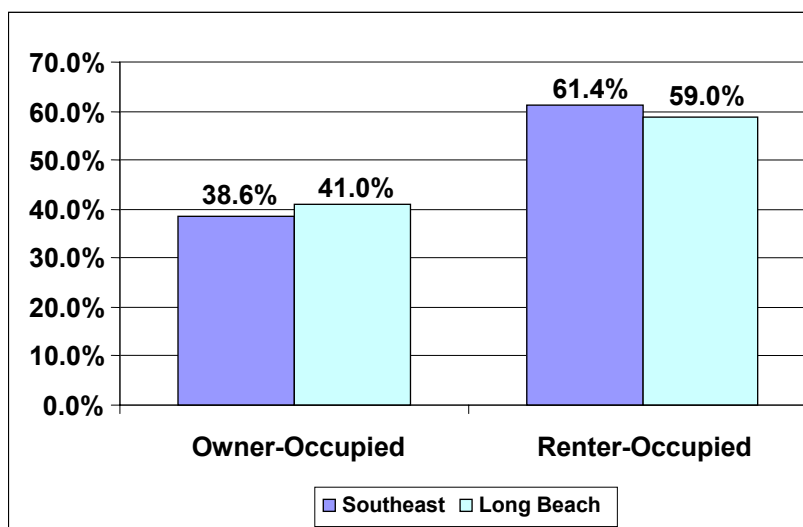
SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-42 Community Cluster 4—Southeast and City of Long Beach
Median Contract Rent: 1990 and 2000
(in constant 2000 dollars)**

TENURE

As shown in Figure 2.1-43, both Community Cluster 4—Southeast and the City had a higher proportion of renter-occupied units than owner-occupied units in 2000. Community Cluster 4—Southeast had a slightly higher proportion of renter-occupied units (61.4 percent) than the City (59.0 percent).

As shown in Table 2.1-57, there was a larger increase in the number of owner-occupied units than renter-occupied units from 1990 to 2000 for both Community Cluster 4—Southeast and the City. In the Southeast area, the number of owner-occupied units increased by 3.7 percent, while the number of renter-occupied units increased by 2.6 percent.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-43 Community Cluster 4—Southeast and City of Long Beach
Housing Tenure: Percent of Total Occupied Housing Units in 2000**

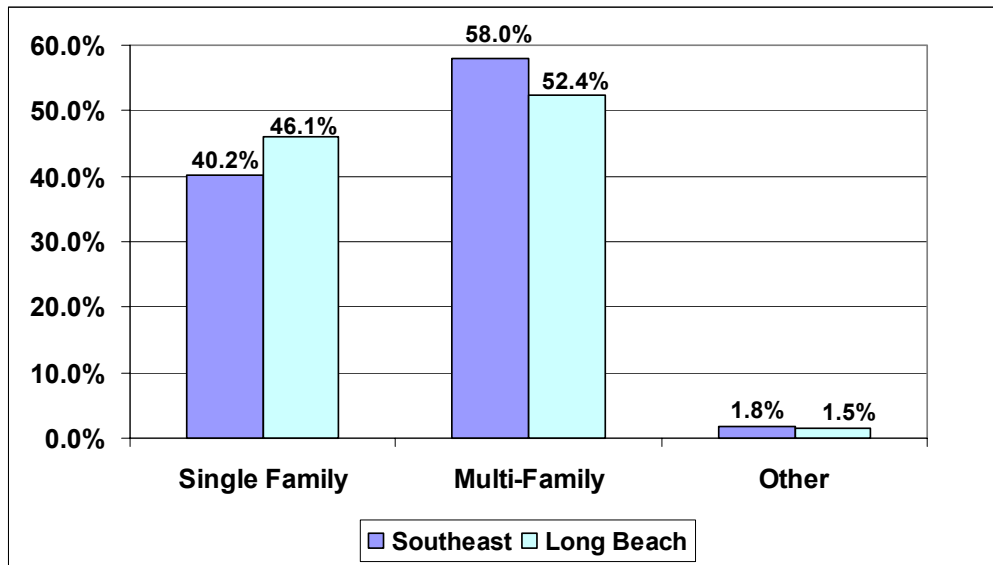
Table 2.1-57 Housing Tenure: 1990 to 2000

	1990	2000	Change	% Change
<u>Southeast</u>				
Owner-occupied	11,164	11,574	410	3.7%
Renter-occupied	17,956	18,419	463	2.6%
Total Units	29,120	29,993	873	3.0%
<u>Long Beach</u>				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

As shown in Figure 2.1-44, Community Cluster 4—Southeast had a lower percentage of single-family homes (40.2 percent) than the City (46.1 percent) in 2000. About 58.0 percent of the housing units in Community Cluster 3—Southwest was multi-family, while about 52.4 percent in the City were multi-family units.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-44 Community Cluster 4—Southeast and City of Long Beach
Distribution of Housing Units: 2000**

As shown in Table 2.1-58, the total number of housing units has increased slightly from 1990 to 2000, by only 315 units or 1.0 percent. Single-family units increased by 3.0 percent, and the number of multi-family increased by 2.0 percent. The City experienced even less of an increase in housing units (0.7 percent) during this time period.

As shown in Table 2.1-59, both Community Cluster 4—Southeast and the City have an aging housing stock. About 51.7 percent of the housing units in Community Cluster 4—Southeast were built prior to 1960, compared to about 58.0 percent in the City. Only about 5.5 percent of the units in Community Cluster 4—Southeast and about 4.3 percent in the City were built from 1990 to 2000.

Table 2.1-58 Housing Units: 1990 to 2000

Community Cluster 4—Southeast

Unit Type	1990	2000	Change	% Change
Single Family	12,254	12,627	373	3.0%
% of Total	39.4%	40.2%		
Multi-Family	17,868	18,225	357	2.0%
% of Total	57.5%	58.0%		
Mobile Homes/Other¹	971	556	-415	-42.7%
% of Total	3.1%	1.8%		
Total Units²	31,093	31,408	315	1.0%

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units²	170,388	171,659	1,271	0.7%

1. Other includes trailers, boats, RVs and vans.

2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Table 2.1-59 Age of Housing Stock: 2000

Community Cluster 4—Southeast

Year Built	No. of Units	% of Total
Built 1990 to 2000	1,739	5.5%
Built 1980 to 1989	3,748	11.9%
Built 1970 to 1979	5,174	16.5%
Built 1960 to 1969	4,499	14.3%
Built 1950 to 1959	4,390	14.0%
Built 1940 to 1949	4,462	14.2%
Built 1939 or earlier	7,396	23.5%
Total Units	31,408	100.0%

Built prior to 1960 **51.7%**

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-60, the population age 25 years and older has achieved a higher educational level in Community Cluster 4—Southeast than in the City overall in 2000. About 47.5 percent of the population in the Southeast had received a bachelor's degree or higher, compared to 23.9 percent in the City.

In Community Cluster 4—Southeast, about 6.5 percent of the adult population had not achieved a high school diploma, compared to 27.3 percent in the City. This indicates that, unlike the City, the labor force in Community Cluster 4—Southeast has more skills required to obtain jobs that command higher salaries.

Table 2.1-60 Educational Attainment of Population 25 Years and Over: 2000

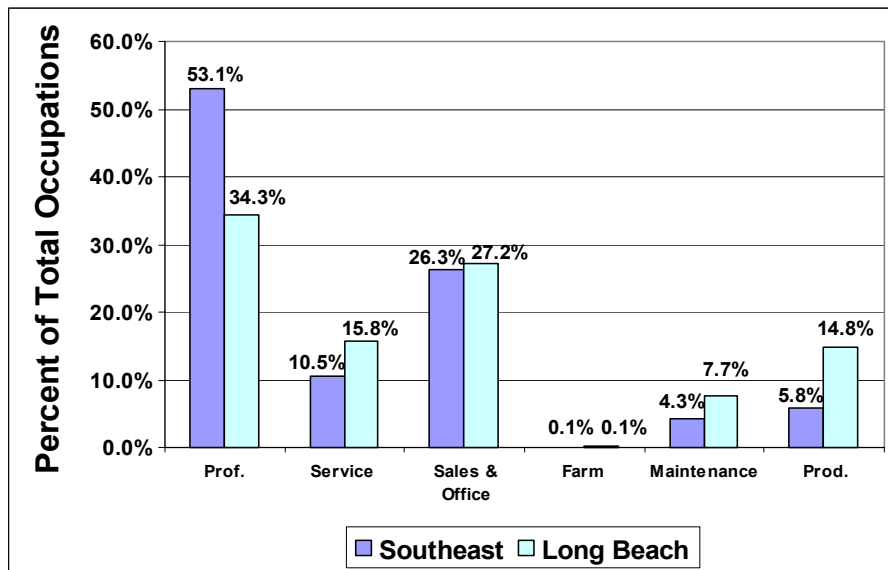
Community Cluster 4—Southeast		
	2000	% of Total
Bachelor's or Graduate/Professional degree	21,171	47.5%
Associate degree	3,938	8.8%
Some college, no degree	10,865	24.4%
High school graduate (incl. equivalency)	5,711	12.8%
No high school diploma	2,891	6.5%
Total Persons	44,576	100.0%

City of Long Beach		
	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-45, more than half (53.1 percent) of Community Cluster 4—Southeast's labor force was employed in Management and Professional occupations in 2000. In the City the largest portion of the labor force was employed in this category as well (34.3 percent). The high proportion of Management and Professional occupations in Community Cluster 4—Southeast implies a strong skill base among the local labor force in this Cluster.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-45 Community Cluster 4—Southeast
Occupations of Employed Population
16 Years and Older: 2000**

EMPLOYMENT

Employment for Community Cluster 4—Southeast was estimated based on SCAG census tract data, which categorizes employment into three categories: Retail, Service and Other employment. Retail includes jobs that fall under the SIC category of Retail Trade, Service includes jobs that fall under the SIC category of Service, while Other includes all other jobs that do not fall under Retail or Service.

In Community Cluster 4—Southeast, about 29.4 percent of the total employment was in the Other category and about 46.0 percent was in the Service category. About 24.6 percent of the total employment was in the Retail category, as shown in Table 2.1-61.

There is a relatively higher concentration of Service employment and conversely less of Retail and Other employment in Community Cluster 4—Southeast than in the City as a whole.

Table 2.1-61 SCAG Estimated Employment: 2000

Community Cluster 4—Southeast

Area	2000	% of Total Employment	% of City
<u>Southeast</u>			
Retail	5,727	24.6%	3.1%
Service	10,727	46.0%	5.8%
Other	6,843	29.4%	3.7%
Total	23,297	100.0%	12.5%
<u>City of Long Beach</u>			
Retail	23,520	12.6%	12.6%
Service	80,757	43.4%	43.4%
Other	81,941	44.0%	44.0%
Total	186,218	100.0%	100.0%

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).
2. Service includes jobs that fall under the SIC category of Service (codes 70-89).
3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments (SCAG), 2001 RTP.

■ Community Cluster 5—Eastside

Community Cluster 5—Eastside encompasses 9,908 acres. It is bounded on the west by the City's boundary with the Cities of Signal Hill and Lakewood; on the north by the City's boundaries with Lakewood; on the east by the City's boundary with the Cities of Hawaiian Gardens, Cypress, Los Alamitos, and Seal Beach, and the County of Orange; and on the south by Seventh Street, Pacific Coast Highway, Clark Avenue, the I-450 San Diego Freeway, and the northern boundary of the City of Signal Hill.

Community Cluster 5—Eastside is largely composed of single-family detached homes. Therefore, it is much less densely populated than the other four Community Clusters. Community Cluster 5—Eastside contains two major suburban-type shopping centers: Los Altos and the Towne Center. Major institutional uses include the Veteran's Memorial Medical Center situated adjacent to California State University at Long Beach. Community Cluster 5—Eastside also encompasses the Long Beach Airport and the Boeing aircraft manufacturing plant.

KEY ISSUES FOR COMMUNITY CLUSTER 5—EASTSIDE

- Even though Community Cluster 5—Eastside had an average annual household income of \$78,272 in 2000, the population living in poverty increased dramatically from 1990 to 2000, by 30.1 percent. However, the percentage of the population with poverty status is low compared to other Clusters.

- About 47.3 percent of the labor force is employed in Management and Professional occupations, indicating a high-skilled labor force in this cluster.
- Community Cluster 5—Eastside has an aging housing stock. About 79.8 percent of the housing units in Community Cluster 5—Eastside were built prior to 1960, compared to about 58.0 percent in the City. Only 0.6 percent of the units in Community Cluster 5—Eastside were built from 1990 to 2000.

POPULATION AND HOUSEHOLDS

As shown in Table 2.1-62 and Figure 2.1-46, population in Community Cluster 5—Eastside has increased twice as much as households from 1990 to 2000. The population in Community Cluster 5—Eastside increased from 65,694 to 66,475, or by 1.2 percent over this time period. However, the number of households increased by 0.6 percent. Population growth also exceeded household growth in the City.

The construction of housing units in Community Cluster 5—Eastside has not kept pace with the growing population from 1990 to 2000. The number of housing units has increased by 0.3 percent during this time period in Community Cluster 5—Eastside, and only slightly more in the City (0.7 percent).

As shown, the average household size decreased slightly, from 2.56 persons per household in 1990 to 2.54 persons per household in 2000.

Population in Community Cluster 5—Eastside has not increased as much as in the City of Long Beach as a whole. Population in Community Cluster 5—Eastside increased by 1.2 percent over this time period compared to the City's population increase of 7.5 percent.

Table 2.1-62 Key Demographics

Key Demographics of Community Cluster 5—Eastside

	1990	2000	Change	Percent Change
Population ¹	65,694	66,475	781	1.2%
Household Population ¹	64,312	64,158	-154	-0.2%
Households ¹	25,077	25,219	142	0.6%
Average Household Size	2.56	2.54	-0.02	n/a
Housing Units	25,629	25,702	73	0.3%
Employment ²	n/a	56,881	n/a	n/a

Key Demographics of Long Beach

	1990	2000	Change	Percent Change
Population ¹	429,433	461,522	32,089	7.5%
Household Population ¹	415,216	451,341	36,125	8.7%
Households ¹	158,975	163,088	4,113	2.6%
Average Household Size	2.61	2.77	0.16	n/a
Housing Units	170,388	171,659	1,271	0.7%
Employment ²	n/a	186,218	n/a	n/a

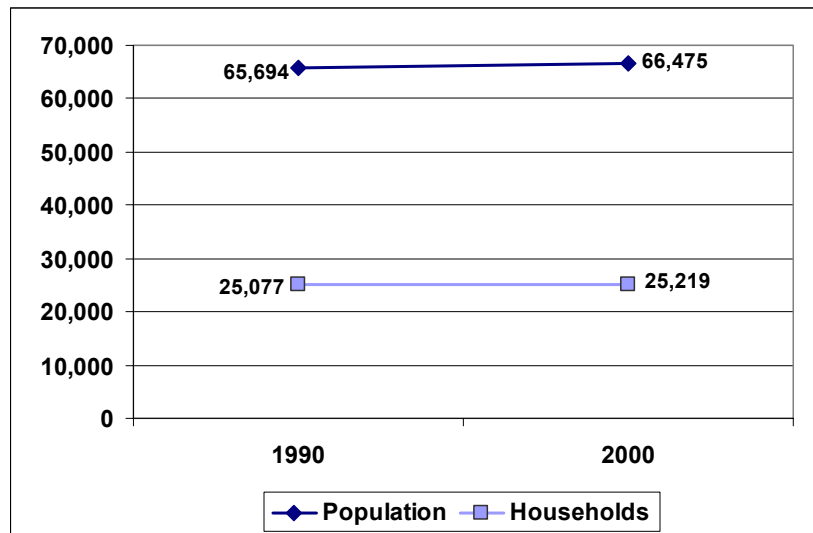
1. Population and Household estimates provided by 2000 U.S. Census.

2. Employment estimates based on SCAG 2001 RTP.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

Southern California Association of Governments, 2001 RTP (Regional Transportation Plan).



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-46 Growth Trends: Community Cluster 5—Eastside

AGE OF POPULATION

As shown in Table 2.1-63 and Figure 2.1-47, in 2000 about 22.0 percent of the population in Community Cluster 5—Eastside was under age 18. In the City, about 29 percent of the population was under age 18.

Community Cluster 5—Eastside reflects the City as a whole, where the share of the population under age 18 increased during this time period.

The population age 35 to 64 also experienced an increase in share of the total population from 1990 to 2000, increasing from 37.7 percent to 40.9 percent of the total population. This was true for the City as well.

The population in the age 18 to 34 and age 65 and over categories has decreased as a share of the total population in both Community Cluster 5—Eastside and the City as a whole.

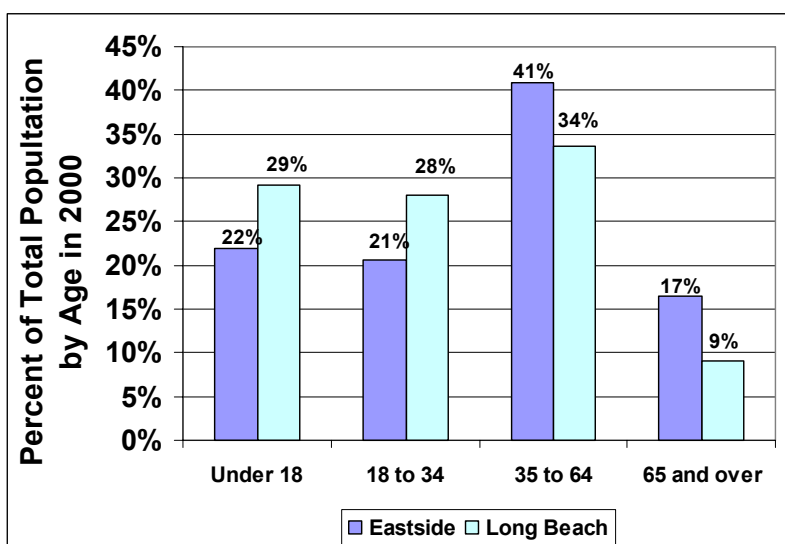
The population aged 65 and over in Community Cluster 5—Eastside is the highest among all the Clusters.

Table 2.1-63 Age Distribution: 1990 to 2000

Community Cluster 5—Eastside				
	1990	%	2000	%
Under 18	12,888	19.6%	14,607	22.0%
18 to 34	16,729	25.5%	13,701	20.6%
35 to 64	24,757	37.7%	27,162	40.9%
65 and over	11,320	17.2%	11,005	16.6%
Total	65,694	100.0%	66,475	100.0%

City of Long Beach				
	1990	%	2000	%
Under 18	109,467	25.5%	134,639	29.2%
18 to 34	148,100	34.5%	129,700	28.1%
35 to 64	125,403	29.2%	155,281	33.6%
65 and over	46,463	10.8%	41,902	9.1%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

Figure 2.1-47 Community Cluster 5—Eastside and City of Long Beach:
Age Distribution in 2000

RACE AND ETHNICITY

As shown in Table 2.1-64, the racial and ethnic composition of Community Cluster 5—Eastside has changed from 1990 to 2000. In 1990, the White population comprised 84.5 percent of the total population, while in 2000 this declined to 73.5 percent of the total population.

The Black population comprised slightly more of the population in 2000 than in 1990. While the Asian population increased in Community Cluster 5—Eastside, it declined in the City.

As shown in Figure 2.1-48, the most prevalent ethnic group in Community Cluster 5—Eastside was the White population (73.5 percent), while Hispanics made up the greatest share of the population (35.8 percent) in the City.

Table 2.1-64 Race and Ethnicity: 1990 to 2000

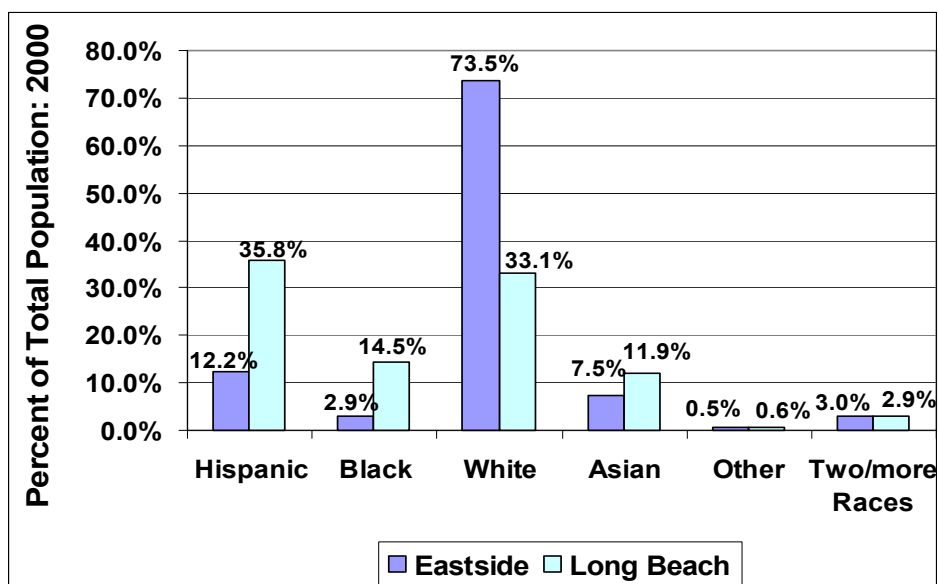
Community Cluster 5—Eastside

	1990	%	2000	%
White	55,511	84.5%	48,849	73.5%
Black	1,038	1.6%	1,910	2.9%
Asian	3,732	5.7%	5,004	7.5%
Native Hawaiian & Other Pacific Islander	n/a	n/a	218	0.3%
Other	354	0.5%	365	0.5%
Two or more Races	n/a	n/a	1,986	3.0%
Hispanic	5,059	7.7%	8,143	12.2%
Total	65,694	100.0%	66,475	100.0%

City of Long Beach

	1990	%	2000	%
White	212,755	49.5%	152,899	33.1%
Black	56,805	13.2%	66,836	14.5%
Asian	55,234	12.9%	54,937	11.9%
Native Hawaiian & Other Pacific Islander	n/a	n/a	5,392	1.2%
Other	3,220	0.7%	2,785	0.6%
Two or more Races	n/a	n/a	13,581	2.9%
Hispanic	101,419	23.6%	165,092	35.8%
Total	429,433	100.0%	461,522	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

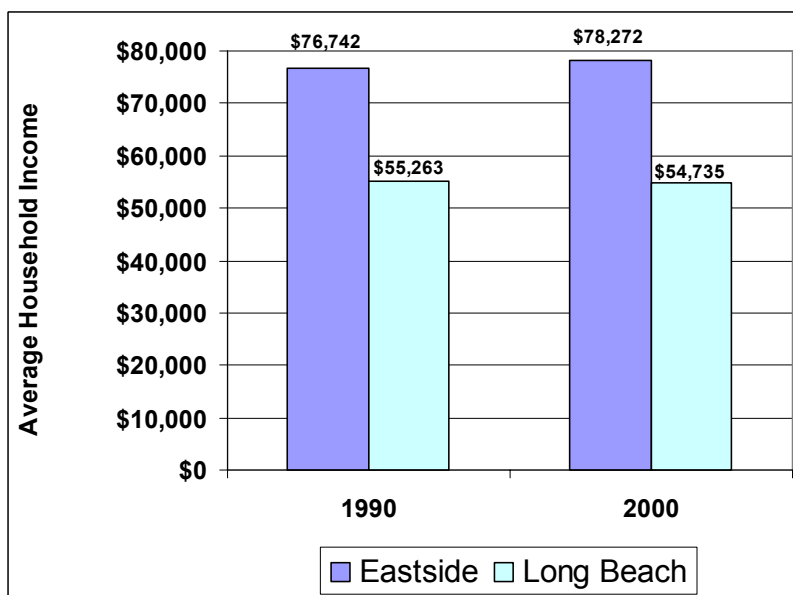


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-48 Community Cluster 5—Eastside and City of Long Beach
Racial and Ethnic Composition in 2000**

AVERAGE ANNUAL HOUSEHOLD INCOME

As shown in Figure 2.1-49, Community Cluster 5—Eastside's average household income increased slightly from 1990 to 2000 in constant 2000 dollars, from \$76,742 to \$78,272 annually. In contrast, the average household income in the City decreased slightly in 2000 constant dollars, from \$55,263 to \$54,735.



SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-49 Community Cluster 5—Eastside and City of Long Beach
Average Annual Household Income: 1990 and 2000
(in constant 2000 dollars)**

The average household income in Community Cluster 5—Eastside is about 43 percent higher than the Citywide average annual household income.

As shown in Table 2.1-65, in 2000 about 15.8 percent of Community Cluster 5—Eastside's households earned an average annual income of less than \$25,000, while in the City, 34.2 percent of the households earned an average annual income of less than \$25,000. Compared to the City (37.9%), a significantly higher percentage of households in Community Cluster 5—Eastside (62.7%) earned more than \$50,000 annually.

Table 2.1-65 Average Household Income: 1990 to 2000

Community Cluster 5—Eastside				
Income Category	1990	%	2000	%
Less than \$10,000	1,439	5.7%	1,116	4.4%
\$10,000 to \$24,999	3,317	13.2%	2,865	11.4%
\$25,000 to \$49,999	7,869	31.3%	5,414	21.5%
\$50,000 to \$99,000	9,976	39.7%	9,638	38.2%
\$100,000 or more	2,541	10.1%	6,167	24.5%
Total Households¹	25,142	100.0%	25,200	100.0%

City of Long Beach				
Income Category	1990	%	2000	%
Less than \$10,000	22,870	14.4%	20,549	12.6%
\$10,000 to \$24,999	39,468	24.8%	35,195	21.6%
\$25,000 to \$49,999	52,038	32.7%	45,644	28.0%
\$50,000 to \$99,000	36,146	22.7%	42,336	25.9%
\$100,000 or more	8,712	5.5%	19,555	12.0%
Total Households¹	159,234	100.0%	163,279	100.0%

1. Data is from U.S. Census SF-3. Therefore, total households is based on sample data.
2. Data in categories is shown in nominal dollars, not adjusted for inflation between 1990 and 2000.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

POVERTY STATUS

As shown in Table 2.1-66, individuals for whom poverty status was determined in the Cluster has increased from 1990 to 2000. However, the increase of 30.1 percent is low when compared to the City, which showed an increase of 48.4 percent.

As shown, in 2000, about 4.7 percent of the population in Community Cluster 5—Eastside were determined to have poverty status, which is low when compared to the City's 22.4 percent.

Table 2.1-66 Individuals with Poverty Status¹**Community Cluster 5—Eastside**

	1990	2000	Change	% Change
18 years to 64 Years	1,431	1,919	488	34.1%
65 years and over	517	455	-62	-12.0%
Related children under 18 years	431	720	289	67.1%
Total Persons	2,379	3,094	715	30.1%
Percent of Total Population	3.6%	4.7%	1.0%	

City of Long Beach

	1990	2000	Change	% Change
18 years to 64 Years	36,553	55,662	19,109	52.3%
65 years and over	3,974	4,293	319	8.0%
Related children under 18 years	29,167	43,479	14,312	49.1%
Total Persons	69,694	103,434	33,740	48.4%
Percent of Total Population	16.2%	22.4%	6.2%	

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OVERCROWDING OF HOUSING UNITS

As shown in Table 2.1-67, overcrowded units have increased in Community Cluster 5—Eastside from 1990 to 2000. The number of units with 1.01 to 1.50 occupants per room has increased by 30.2 percent, while the number of units with 1.51 or more occupants per room has increased by 48.1 percent. However, Community Cluster 5—Eastside has a small percentage of overcrowded units (4.0 percent) when compared to the City a whole (22.5 percent).

Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable. This problem of overcrowding is exacerbated by the fact that 61 percent of the rental stock consists of single or one-bedroom apartments and that the majority of population growth is in large families, which would require three- and four-bedroom apartments.

Table 2.1-67 Overcrowding in Housing Units: 1990 to 2000
(total housing units by occupants per room¹)

Community Cluster 5—Eastside

	1990	2000	Change	% Change
1.00 or less occupants per room	24,256	24,211	-45	-0.2%
1.01 to 1.50 occupants per room	507	660	153	30.2%
1.51 or more occupants per room	237	351	114	48.1%
Total Units	25,000	25,222	222	0.9%
Overcrowded Units as a % of Total Units	3.0%	4.0%	1.0%	

City of Long Beach

	1990	2000	Change	% Change
1.00 or less occupants per room	133,102	126,331	-6,771	-5.1%
1.01 to 1.50 occupants per room	9,259	11,996	2,737	29.6%
1.51 or more occupants per room	16,614	24,780	8,166	49.2%
Total Units	158,975	163,107	4,132	2.6%
Overcrowded Units as a % of Total Units	16.3%	22.5%	6.3%	

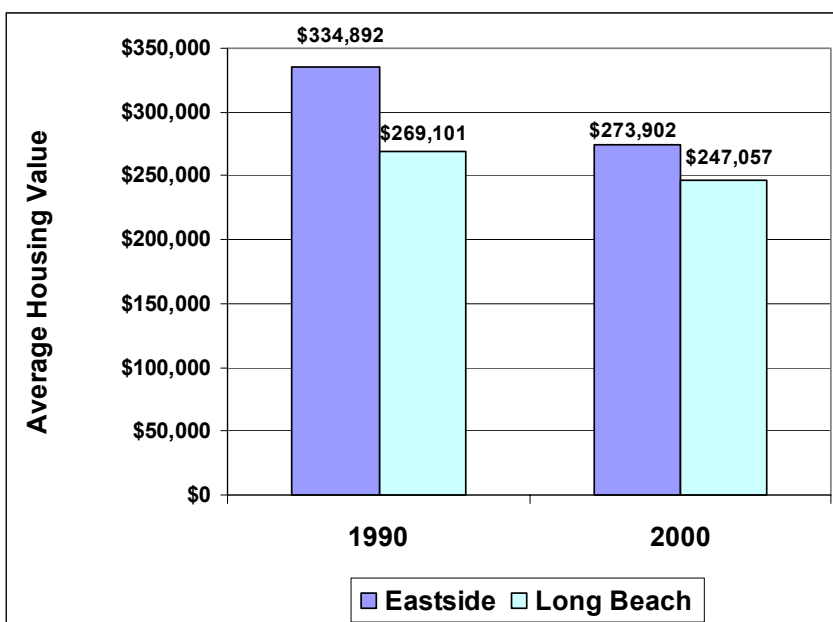
1. More than 1.0 occupant per room is defined as an overcrowded condition.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

AVERAGE HOUSING VALUE

As shown in Figure 2.1-50, the average housing value of a housing unit in Community Cluster 5—Eastside has declined in constant 2000 dollars, from \$334,892 in 1990 to \$273,902 in 2000. In the City, the value declined from \$269,101 to \$247,057.

The average housing value in Community Cluster 5—Eastside of \$273,902 in 2000 was 10.9 percent higher than the City overall average of \$247,057. This is largely attributed to the high number of well-maintained single-family dwellings in Community Cluster 5—Eastside.

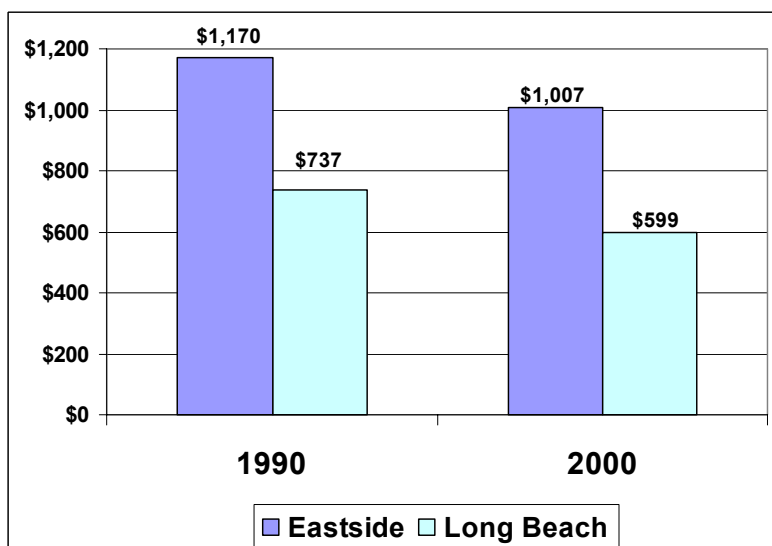


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-50 Community Cluster 5—Eastside and City of Long Beach
Average Housing Value: 1990 and 2000
(in constant 2000 dollars)**

MEDIAN CONTRACT RENT

As shown in Figure 2.1-51, the median contract rent of a housing unit in Community Cluster 5—Eastside has declined in constant 2000 dollars, from \$1,170 per month in 1990 to \$1,007 per month in 2000. In the City, the median rent declined from \$737 to \$599 per month.

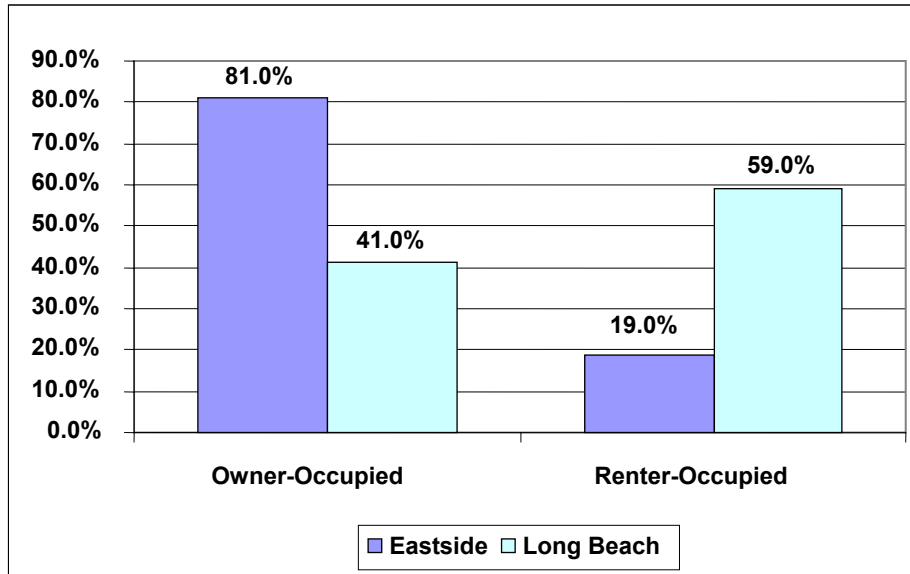


SOURCE: U.S. Bureau of the Census, 1990 and 2000

**Figure 2.1-51 Community Cluster 5—Eastside and City of Long Beach
Median Contract Rent: 1990 and 2000
(in constant 2000 dollars)**

TENURE

As shown in Figure 2.1-52, Community Cluster 5—Eastside had a much higher percentage of owner occupied units (81.0 percent) than the City (41.0 percent) in 2000.



SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-52 Community Cluster 5—Eastside and City of Long Beach
Housing Tenure: Percent of Total Occupied Housing Units in 2000**

As shown in Table 2.1-68, there was an increase in the number of owner-occupied units from 1990 to 2000 for both Community Cluster 5—Eastside and the City. In the Eastside area, the number of owner-occupied units increased by 1.5 percent, while the number of renter-occupied units decreased by 3.3 percent.

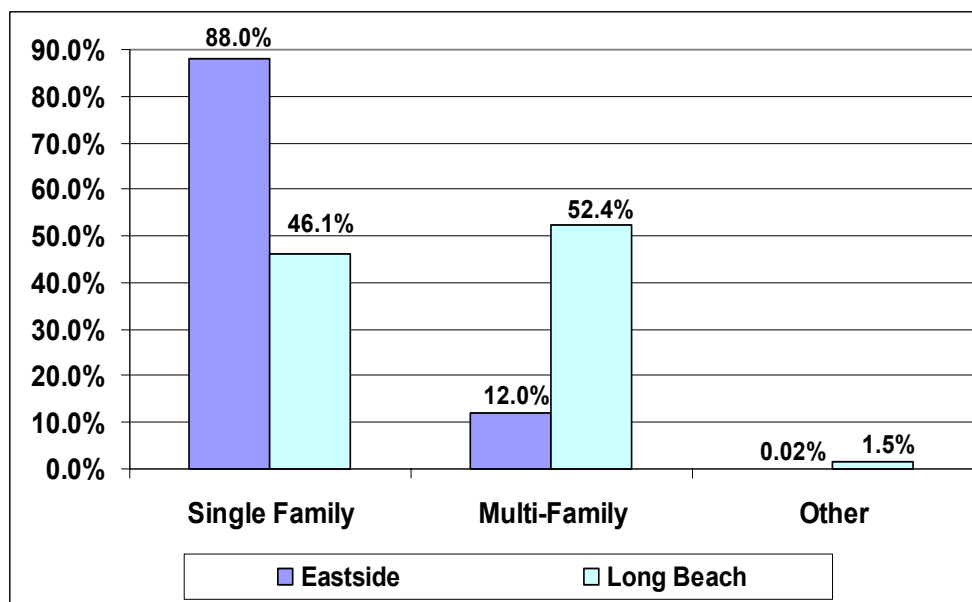
Table 2.1-68 Housing Tenure: 1990 to 2000

	1990	2000	Change	% Change
Eastside				
Owner-occupied	20,130	20,435	305	1.5%
Renter-occupied	4,947	4,784	-163	-3.3%
Total Units	25,077	25,219	142	0.6%
Long Beach				
Owner-occupied	65,117	66,928	1,811	2.8%
Renter-occupied	93,858	96,160	2,302	2.5%
Total Units	158,975	163,088	4,113	2.6%

Source: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

HOUSING STOCK

As shown in Figure 2.1-53, Community Cluster 5—Eastside had a higher percentage of single-family homes (88.0 percent) than the City (46.1 percent) in 2000. About 12.0 percent of the housing units in Community Cluster 5—Eastside were multi-family units, while about 52.4 percent in the City were multi-family units.



NOTE: Other includes trailers, boats, RVs, and vans.

SOURCE: U.S. Bureau of the Census, 2000

**Figure 2.1-53 Community Cluster 5—Eastside and City of Long Beach
Distribution of Housing Units: 2000**

As shown in Table 2.1-69, the total number of housing units has increased slightly from 1990 to 2000, by 73 units or 0.3 percent. While single-family units decreased by 0.1 percent, the number of multi-family units increased by 6.0 percent. The City experienced slightly more of an increase in housing units (0.7 percent) during this time period.

As shown in Table 2.1-70, both Community Cluster 5—Eastside and the City have an aging housing stock. About 79.7 percent of the housing units in Community Cluster 5—Eastside were built prior to 1960, compared to about 58.0 percent Citywide. Only 0.6 percent of the units in Community Cluster 5—Eastside and about 4.3 percent in the City were built from 1990 to 2000.

Table 2.1-69 Housing Units: 1990 to 2000

Community Cluster 5—Eastside

Unit Type	1990	2000	Change	% Change
Single Family	22,649	22,619	-30	-0.1%
% of Total	88.4%	88.0%		
Multi-Family	2,902	3,077	175	6.0%
% of Total	11.3%	12.0%		
Mobile Homes/Other¹	78	6	-72	-92.3%
% of Total	0.3%	0.0%		
Total Units²	25,629	25,702	73	0.3%

Long Beach

Unit Type	1990	2000	Change	% Change
Single Family	76,943	79,107	2,164	2.8%
% of Total	45.2%	46.1%		
Multi-Family	89,034	90,023	989	1.1%
% of Total	52.3%	52.4%		
Mobile Homes/Other¹	4,411	2,529	-1,882	-42.7%
% of Total	2.6%	1.5%		
Total Units²	170,388	171,659	1,271	0.7%

1. Other includes trailers, boats, RVs and vans. The decrease in this category is attributable to reclassification of mobile homes to single-family homes in 2000.
2. Data is from U.S. Census SF-3. Therefore, total units do not represent 100% count data.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

Table 2.1-70 Age of Housing Stock: 2000

Community Cluster 5—Eastside

Year Built	No. of Units	% of Total
Built 1990 to 2000	149	0.6%
Built 1980 to 1989	321	1.2%
Built 1970 to 1979	1,476	5.7%
Built 1960 to 1969	3,249	12.6%
Built 1950 to 1959	14,763	57.4%
Built 1940 to 1949	5,070	19.7%
Built 1939 or earlier	674	2.6%
Total Units	25,702	100.0%

Built prior to 1960 **79.8%**

City of Long Beach

Year Built	No. of Units	% of Total
Built 1990 to 2000	7,345	4.3%
Built 1980 to 1989	15,348	8.9%
Built 1970 to 1979	22,464	13.1%
Built 1960 to 1969	26,941	15.7%
Built 1950 to 1959	39,642	23.1%
Built 1940 to 1949	29,258	17.0%
Built 1939 or earlier	30,661	17.9%
Total Units	171,659	100.0%

Built prior to 1960 **58.0%**

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

EDUCATION

As shown in Table 2.1-71, the population age 25 years and older has achieved a higher educational level in Community Cluster 5—Eastside than in the City overall in 2000. About 37.2 percent of the population in Community Cluster 5—Eastside had received a bachelor's degree or higher, compared to 23.9 percent in the City.

In Community Cluster 5—Eastside, about 7.4 percent of the adult population had not achieved a high school diploma, compared to 27.3 percent in the City. This indicates that, unlike the City (excluding Community Cluster 4—Southwest), the labor force in Community Cluster 5—Eastside has a greater mix of skills required to obtain jobs that command higher salaries.

Table 2.1-71 Educational Attainment of Population 25 Years and Over: 2000**Community Cluster 5—Eastside**

	2000	% of Total
Bachelor's or Graduate/Professional degree	17,066	37.2%
Associate degree	4,789	10.4%
Some college, no degree	12,266	26.7%
High school graduate (incl. equivalency)	8,419	18.3%
No high school diploma	3,383	7.4%
Total Persons	45,923	100.0%

City of Long Beach

	2000	% of Total
Bachelor's or Graduate/Professional degree	66,424	23.9%
Associate degree	19,328	7.0%
Some college, no degree	63,628	22.9%
High school graduate (incl. equivalency)	52,198	18.8%
No high school diploma	75,832	27.3%
Total Persons	277,410	100.0%

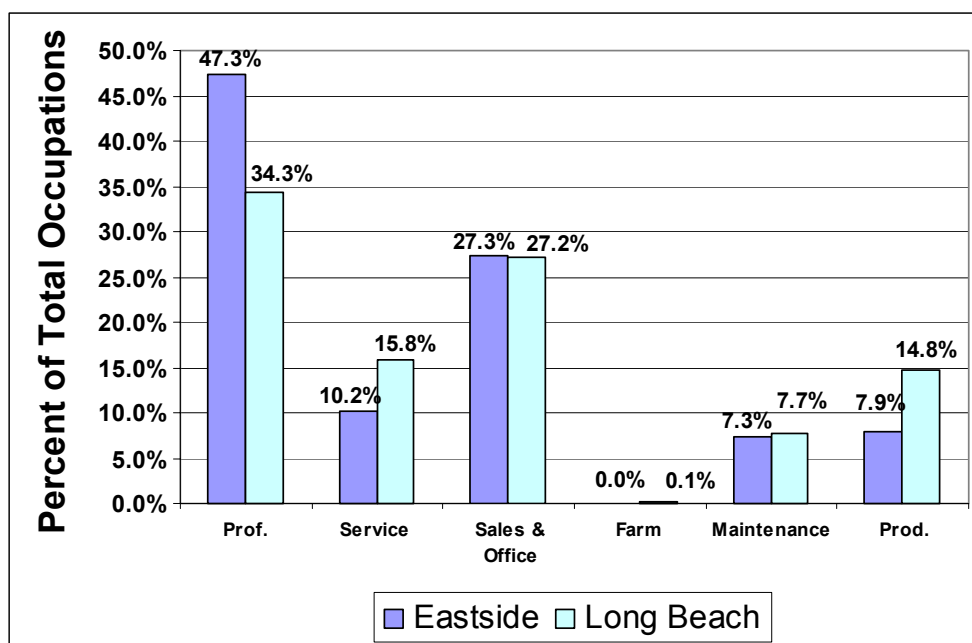
Sources: Stanley R. Hoffman Associates, Inc.
U.S. Bureau of the Census, 1990 and 2000.

OCCUPATION OF RESIDENT LABOR FORCE

As shown in Figure 2.1-54, almost half (47.3 percent) of Community Cluster 5—Eastside's labor force was employed in Management and Professional occupations in 2000. In the City, about 34.3 percent of the labor force was employed in this category. Generally, these occupations are associated with higher income and therefore higher housing values.

Sales and office jobs comprise the second highest percentage of occupations in both Community Cluster 5—Eastside (27.3 percent) and the City (27.2 percent).

The high proportion of Management and Professional occupations in Community Cluster 5—Eastside indicates a strong skill base among the local labor force in this Cluster.



SOURCE: U.S. Bureau of the Census, 2000. Employment

**Figure 2.1-54 Community Cluster 5—Eastside
Occupations of Employed Population
16 Years and Older: 2000**

EMPLOYMENT

Employment for Community Cluster 5—Eastside was estimated based on SCAG census tract data, which classifies employment in three categories: Retail, Service, and Other employment. Retail includes jobs that fall under the SIC category of Retail Trade, Service includes jobs that fall under the SIC category of Service, while Other includes all other jobs that do not fall under Retail or Service.

As shown in Table 2.1-72, SCAG estimates that in 2000 there were about 56,881 total jobs in the census tracts that comprise Community Cluster 5—Eastside. This Cluster represents about 30.5 percent of the total City employment, estimated at 186,218.

In Community Cluster 5—Eastside, about 55.2 percent of the total employment was in the Other category and about 37.6 percent was in the Service category. Only a small amount (7.2 percent) of the total employment was in the Retail category.

There is a relatively higher concentration of Other employment and conversely less of Service and Retail employment in Community Cluster 5—Eastside than in the City as a whole.

Table 2.1-72 SCAG Estimated Employment: 2000

Community Cluster 5—Eastside

Area	2000	% of Total Employment	% of City
<u>Eastside</u>			
Retail	4,070	7.2%	2.2%
Service	21,387	37.6%	11.5%
Other	31,424	55.2%	16.9%
Total	56,881	100.0%	30.5%
<u>City of Long Beach</u>			
Retail	23,520	12.6%	12.6%
Service	80,757	43.4%	43.4%
Other	81,941	44.0%	44.0%
Total	186,218	100.0%	100.0%

1. Retail includes jobs that fall under the SIC category of Retail Trade (codes 52-59).
2. Service includes jobs that fall under the SIC category of Service (codes 70-89).
3. Includes all other jobs that do not fall under the SIC codes 52-59 and 70-89.

Source: Stanley R. Hoffman Associates, Inc.

Southern California Association of Governments (SCAG), 2001 RTP.

2.2 SOCIO-ECONOMIC PROJECTIONS

Table 2.2-1 presents population, households, and employment projections through 2025 for the Community Clusters and the City of Long Beach as a whole. Los Angeles County is also shown for comparison. The projections are based on the Southern California Association of Governments' (SCAG) 2001 Regional Transportation Plan projections. Projections based on the 2004 RTP are still in the review process with local jurisdictions, including the City of Long Beach. The sum of the projections for the Community Clusters is presented as the total City.

2.2.1 City of Long Beach

The projections suggest that population in the City will grow at an average annual rate of about 0.6 percent over the next twenty five years, about the same as projected employment (0.7 percent). Households in the City are projected to grow only slightly more than population and employment, at about an average annual rate of 0.8 percent.

As shown, the jobs-housing ratio is projected to decrease slightly in the City from 1.14 jobs per household to 1.13 jobs per household. Assuming these projections, the City must continue to expand its employment base to keep pace with the growth in the residential population and labor force.

The jobs-household balance in a jurisdiction is an overall indicator of its ability to provide jobs within the area so that residents have an opportunity to reduce their commute to employment in other places in the region.

2.2.2 City of Long Beach Compared to Los Angeles County

The projection for population growth in the City of Long Beach is lower (0.6 percent average annual growth rate) than that for the County of Los Angeles (1.1 percent average annual growth rate) over the same period.

The average annual rate of growth projected for employment in the City and the County are the same, at 0.7 percent annually.

The trends in the jobs-households ratio are similar for the City and the County, with both registering a small increase until the year 2010, followed by a period of steady decline until 2025.

The County is projected to have a higher ratio of 1.28 jobs per household than the City at 1.13 in the year 2025.

Table 2.2-1 Population, Households, and Employment: Projections 2000 to 2025

							2000 to 2025	
Jurisdiction	2000 ¹	2005	2010	2015	2020	2025	Change	Avg. Annual Growth
#1 - North								
Population	89,709	83,559	85,146	87,472	90,491	93,492	3,783	0.2%
Households	25,427	25,407	26,823	28,268	29,619	31,079	5,652	0.8%
Employment	14,353	15,342	16,940	17,541	18,099	18,576	4,223	1.0%
#2 - Westcentral								
Population	87,383	89,495	91,575	94,482	98,149	101,748	14,365	0.6%
Households	28,092	28,726	30,415	32,251	34,039	35,963	7,871	1.0%
Employment	32,934	36,291	38,657	40,825	42,724	44,615	11,681	1.2%
#3 - Southwest								
Population	158,599	163,630	167,557	171,665	175,213	179,078	20,479	0.5%
Households	54,357	52,786	55,308	58,292	60,463	62,994	8,637	0.6%
Employment	58,753	61,146	64,000	65,502	66,871	68,052	9,299	0.6%
#4 - Southeast								
Population	59,356	66,430	68,935	71,198	73,263	75,443	16,087	1.0%
Households	29,993	30,012	31,378	33,226	34,646	36,268	6,275	0.8%
Employment	23,297	24,386	25,933	26,648	26,738	27,276	3,979	0.6%
#5 - Eastside								
Population	66,475	74,624	76,548	77,539	81,223	84,367	17,892	1.0%
Households	25,219	25,445	27,114	28,143	29,949	31,701	6,482	0.9%
Employment	56,881	59,481	61,459	63,097	64,411	65,765	8,884	0.6%
City of Long Beach								
Population	461,522	477,738	489,761	502,356	518,339	534,128	72,606	0.6%
Households	163,088	162,376	171,038	180,180	188,716	198,005	34,917	0.8%
Employment	186,218	196,646	206,989	213,613	218,843	224,284	38,066	0.7%
Jobs/Household ratio	1.14	1.21	1.21	1.19	1.16	1.13		
Los Angeles County								
Population	9,519,338	10,361,113	10,767,281	11,166,479	11,714,039	12,273,978	2,427,313	0.9%
Households	3,133,774	3,249,768	3,437,830	3,629,338	3,845,117	4,096,826	959,537	1.1%
Employment	4,425,810	4,652,424	4,874,548	5,019,217	5,131,848	5,257,369	831,559	0.7%
Jobs/Household ratio	1.41	1.43	1.42	1.38	1.33	1.28		

1. Year 2000 population and household estimates are from the 2000 Census.

Source: Stanley R. Hoffman Associates, Inc.

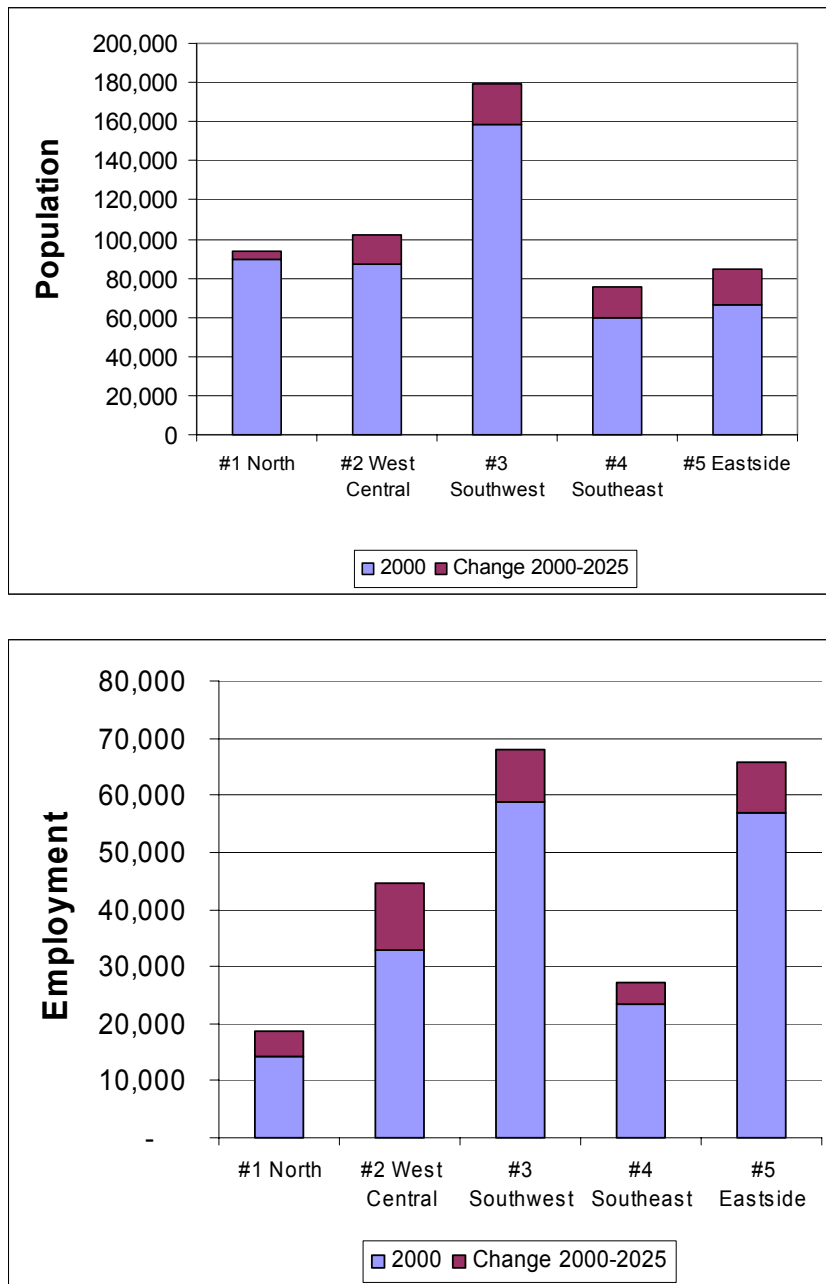
Southern California Association of Governments (SCAG), 2001 RTP.

U.S. Bureau of the Census, 2000.

2.2.3 Community Clusters

As shown in Figure 2.2-1, about 28 percent of the population increase in Long Beach is projected from 2000 to 2025 within the Southwest Cluster that includes the downtown area.

Also shown in Figure 2.2-1, the West Central Cluster represents the major employment growth at about 31 percent of the total employment growth projected from 2000 to 2025.



SOURCE: Southern California Association of Governments, 2001 RTP

Figure 2.2-1 City of Long Beach Projected Population and Employment Growth by Community Clusters: 2000 to 2025

2.3 ECONOMIC CONDITIONS

2.3.1 Taxable Sales Trends

As a major public revenue source, sales tax is a significant contributor to the economic vitality of the City. Taxable sales data is obtained from the California State Board of Equalization annual reports, which present taxable transactions by cities and counties in the State of California.

As shown in Table 2.3-1 and Figure 2.3-1, total taxable sales in the City of Long Beach have not expanded much over the last decade, increasing in real dollars from \$3.30 billion in 1990 to \$3.43 billion in 2000.

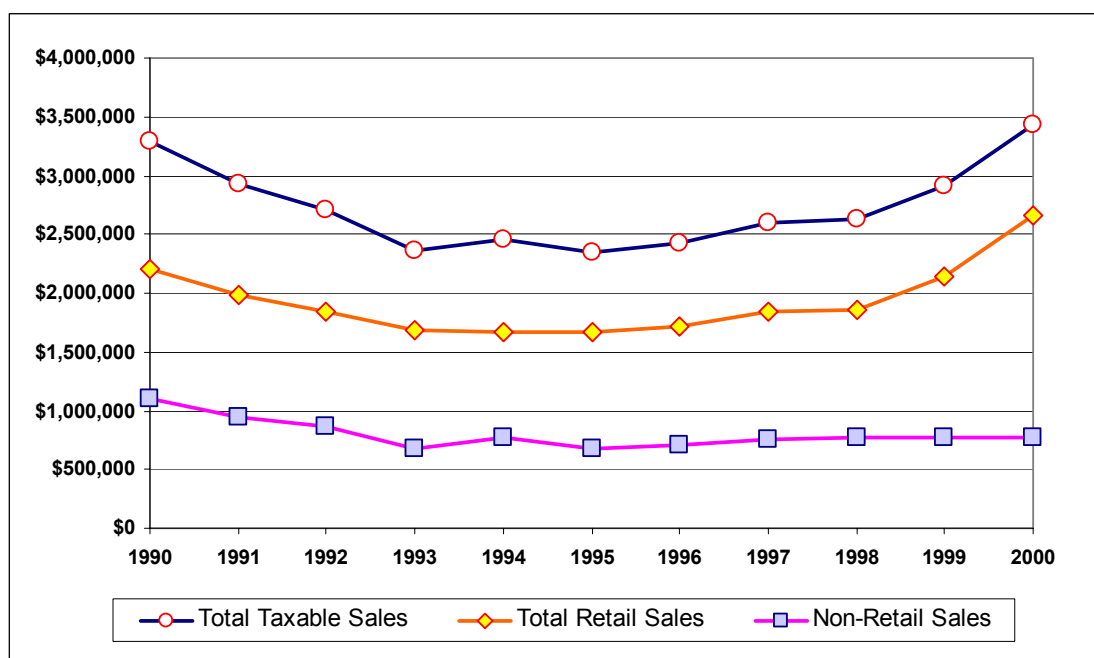
The City has realized only a slight increase in retail activity over the past ten years. Taxable retail sales increased slightly, from \$2.20 billion in 1990 to \$2.66 billion in 2000. As shown, taxable retail sales decreased annually from 1990 to 1995, likely due to the recession of the early nineties. However, they have increased consistently through 2000.

Although there has been steady growth in taxable retail sales since 1995, taxable non-retail sales fluctuated during this time period and actually declined, from \$1.10 billion to \$770.2 million. A decreasing base of manufacturing firms that generate non-retail taxable sales to other businesses or the public is the likely contributor. Non-Retail sales tax revenues include primarily manufacturing, leasing, building materials—wholesale, and business services firms that generate taxable sales to other businesses, and in some cases to the public. Also included are a smaller amount of taxable sales from business and personal services. In order to experience larger increases in taxable sales overall, the City will need to maintain a diverse taxable sales base.

Table 2.3-1 City of Long Beach Taxable Sales: 1990 to 2000
(in thousands of constant 2000 dollars)

Year	Retail	Non-Retail	Total	Retail % of Total
1990	\$2,201,238	\$1,095,590	\$3,296,827	66.8%
1991	1,987,371	942,221	2,929,592	67.8%
1992	1,844,996	859,997	2,704,993	68.2%
1993	1,680,631	677,159	2,357,790	71.3%
1994	1,672,772	779,216	2,451,988	68.2%
1995	1,668,903	673,806	2,342,710	71.2%
1996	1,714,971	703,597	2,418,569	70.9%
1997	1,838,878	755,561	2,594,440	70.9%
1998	1,853,683	773,725	2,627,407	70.6%
1999	2,143,295	773,756	2,917,051	73.5%
2000	\$2,662,610	\$770,161	\$3,432,771	77.6%
Avg. Annual Growth	1.9%	-3.5%	0.4%	

Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.



SOURCE: California State Board of Equalization

Figure 2.3-1 Taxable Sales Growth Trends: 1990 to 2000
(in thousands of constant 2000 dollars)

■ Trends in Per Capita Taxable Retail Sales

Per capita retail sales are a rough estimate of the average purchasing power of the City's resident population, and are calculated by dividing the total taxable retail sales by the City's total population.

As shown in Table 2.3-2, the City's per capita taxable retail sales increased slightly in real dollars from 1990 to 2000 by \$643, or 12.5 percent. This increase was primarily due to the large increase in the Building Materials category, which increased from \$500 to \$1,075 per capita over this time period. The Home Furnishings category also increased (4.6 percent) over this time period.

Per capita taxable retail sales declined in the categories of Food Stores and Auto Dealers and Supplies, indicating that increasingly residents may be shopping outside of the City for these items.

**Table 2.3-2 City of Long Beach Per Capita Taxable Retail Sales
(in constant 2000 dollars)**

Retail Group	1990 Per Capita Sales	2000 Per Capita Sales	1990 to 2000 Change	Percent Change
Apparel Stores	\$180	\$206	\$26	14.3%
General Merchandise Stores	568	619	51	8.9%
Food Stores	512	414	-98	-19.1%
Eating and Drinking Places	956	977	20	2.1%
Home Furnishings	136	204	68	49.6%
Building Materials	500	1,075	575	115.0%
Auto Dealers and Supplies	859	721	-138	-16.1%
Service Stations	614	664	50	8.2%
Other Retail Stores	<u>801</u>	<u>890</u>	<u>90</u>	<u>11.2%</u>
Retail Subtotal	\$5,126	\$5,769	\$643	12.5%
Population	429,433	461,522		

Source: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.
U.S. Census Bureau. 1990 and 2000.

■ Per Capita Taxable Retail Sales: City and County Comparison

As shown in Table 2.3-3, per capita taxable retail sales in the City during 2000 were estimated at \$5,769, or about 78 percent of the County's \$7,387 per capita taxable retail sales.

The City performed best in the category of Building Materials, at \$1,075 per capita. The City performed well above the County in this category, which had less than half the per capita taxable retail sales (\$507) of the City. However, the County showed better per capita performance in all other categories.

After Building Materials, the City performed best in Eating and Drinking Places and Food Stores, at 95.7 percent and 93.5 percent of the County's per capita taxable retail sales, respectively.

**Table 2.3-3 City of Long Beach and Los Angeles County
Per Capita Taxable Retail Transactions: 2000**

Retail Group	City	County	% of County
Apparel Stores	\$206	\$385	53.4%
General Merchandise Stores ¹	619	1,111	55.7%
Food Stores	414	443	93.5%
Eating and Drinking Places	977	1,021	95.7%
Home Furnishings	204	344	59.3%
Building Materials	1,075	507	212.2%
Auto Dealers and Supplies	721	1,441	50.0%
Service Stations	664	723	91.9%
Other Retail Stores	<u>890</u>	<u>1,414</u>	<u>63.0%</u>
Retail Subtotal	\$5,769	\$7,387	78.1%

1. General merchandise includes drug stores.

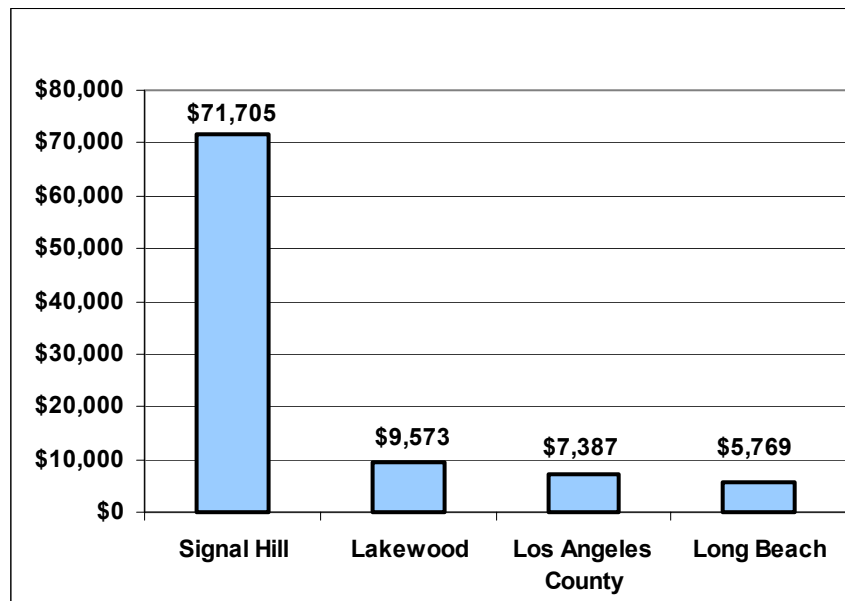
Sources: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization.
U.S. Census 2000 population estimates.

■ Per Capita Taxable Retail Sales: City and Nearby Communities

Figure 2.3-2 shows the position of the City of Long Beach relative to selected nearby communities and unincorporated Los Angeles County. As shown, the City is well below the per capita taxable retail sales of the other jurisdictions.

The City of Signal Hill has an extremely high per capita retail sales ratio. However, the City of Signal Hill is not typical of most cities, since it has such a large taxable sales volume relative to its population. Also, auto sales constitute about 26 percent of their total taxable retail sales.

When compared to the nearby community of Lakewood, the City of Long Beach has per capita taxable retail sales about 40.0 percent below that of Lakewood.



SOURCE: California State Board of Equalization

Figure 2.3-2 Comparative Per Capita Taxable Retail Sales: 2000

2.3.2 Office and Industrial Real Estate Markets

Table 2.3-4 shows Long Beach office data according to Colliers Seeley as of the second quarter of 2003. The Long Beach office market belongs to the overall South Bay office market and is grouped into the Airport Freeway area and Downtown Long Beach. As shown, these areas are second and third, respectively, in inventory ranking following the El Segundo/Beach Cities sub-market.

Table 2.3-4 South Bay Office Market: 2nd Quarter 2003

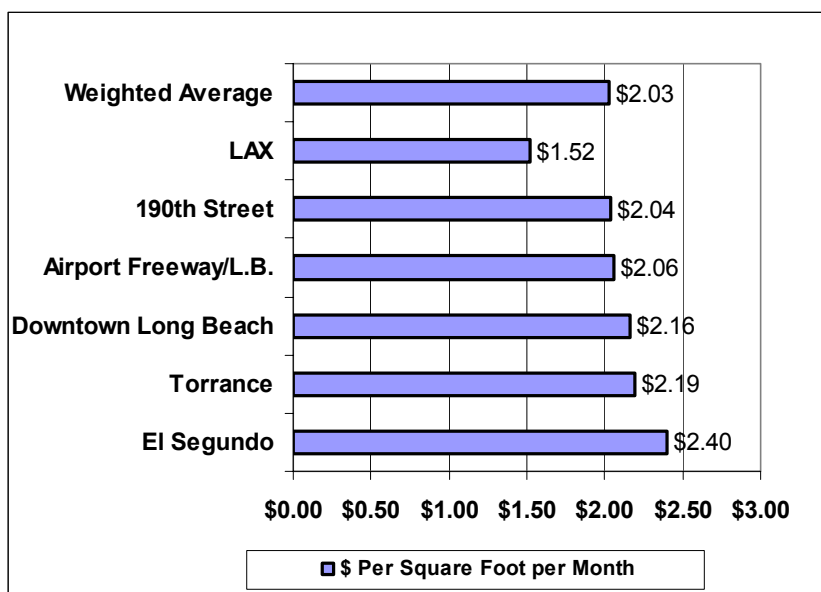
Sub-Market Area	No. of Buildings	Total Inventory Square Feet	Available Square Feet	Vacancy Rate
El Segundo/ Beach Cities	78	10,430,962	2,049,275	19.6%
Airport Freeway/Long Beach	51	4,745,100	518,664	10.9%
Downtown Long Beach	21	4,187,300	620,524	14.8%
Torrance Central	56	4,102,700	602,664	14.7%
LAX/ Century Blvd.	14	3,589,600	889,672	24.8%
190th Corridor/ Torrance Freeway	29	3,403,700	524,056	15.4%
Total South Bay Market	249	30,459,362	5,204,855	17.1%
Total Long Beach Sub-Market	72	8,932,400	1,139,188	12.8%
Percent of total South Bay Market	28.9%	29.3%	21.9%	

Source: Stanley R. Hoffman Associates, Inc.
Colliers Seeley Market Reports.

The Long Beach sub-markets combined were estimated to have about 9.0 million square feet of inventory with about 1.1 million available square feet. At a total vacancy rate of 12.8 percent, this is lower than the other sub-markets. The Airport Freeway/Long Beach sub-market has the lowest vacancy rate of all the sub-markets at 10.9 percent.

The Long Beach sub-markets represent almost 30 percent of the total South Bay Office Market inventory, and about 22.0 percent of the total available inventory.

Lease rates for the office market are shown in Figure 2.3-3. As shown, both the Airport Freeway/Long Beach and Downtown Long Beach office markets had slightly higher lease rates per square foot per month than the overall South Bay market average of \$2.03.



SOURCE: Colliers Seeley Office Market Reports

**Figure 2.3-3 South Bay Office Market Average Asking Lease Rates:
2nd Quarter, June 2003**

Table 2.3-5 shows the industrial market for the Long Beach/Harbor Cities market according to Colliers Seeley Data as of the second quarter of 2003. As shown, The Long Beach industrial market was estimated to have about 38.45 million square feet of inventory with about 1.8 million available square feet, or a total vacancy rate of 4.8 percent.

The largest amount of industrial inventory was in the biggest size category buildings with over 100,000 square feet of space) and estimated at 14.9 million square feet. This comprised about 39 percent of the total inventory.

Vacancy rates ranged from 3.2 percent for buildings in the small to medium size range to 5.9 percent for buildings in the largest size category. These relatively low vacancy rates indicate a strong industrial market.

Table 2.3-5 Long Beach / Harbor Cities Industrial Market: 2nd Quarter 2003

Size (Square Feet)	Total Rentable Square Feet	Total Available Square Feet	Vacancy Rate	% of Total Rentable Inventory
10,000 - 19,999	7,195,100	317,000	4.4%	18.7%
20,000 - 39,999	9,008,100	286,300	3.2%	23.4%
40,000 - 69,999	5,269,600	258,100	4.9%	13.7%
70,000 - 99,999	2,068,100	98,300	4.8%	5.4%
100,000 +	14,905,100	885,400	5.9%	38.8%
Total	38,446,000	1,845,100	4.8%	100.0%

Source: Stanley R. Hoffman Associates, Inc.
Colliers Seeley Market Reports.

2.3.3 Non-Residential Building Activity

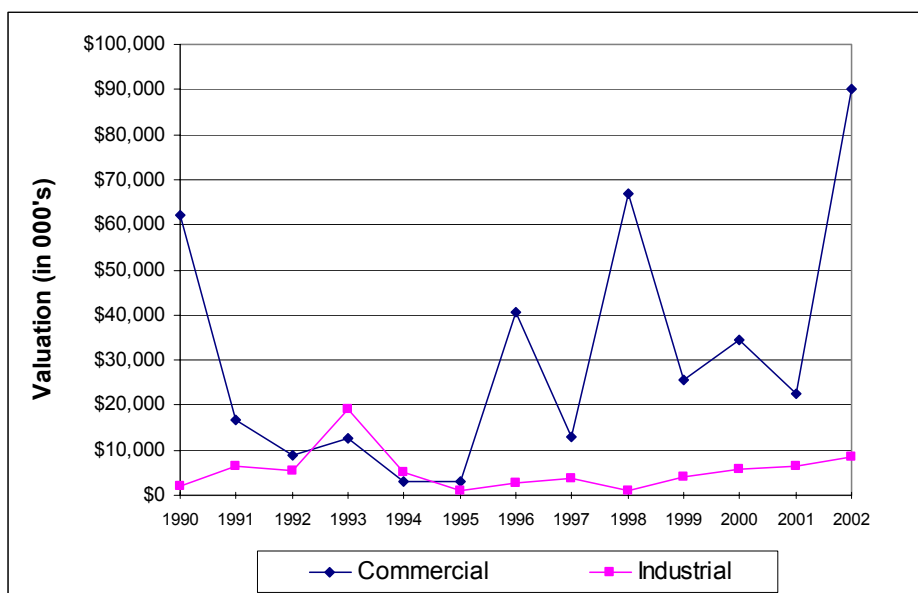
Table 2.3-6 shows non-residential building activity in the City of Long Beach according to the Construction Industry Research Board from 1990 to 2002. As shown in real dollars, most of the building activity in terms of valuation over this time period was commercial, which averaged 84.7 percent of the total valuation annually compared to 15.3 percent for industrial valuation.

Table 2.3-6 City of Long Beach New Non-Residential Building Permit Valuation: 1990 to 2002 (in thousands of constant 2002 dollars)

Year	Commercial	% of Total	Industrial	% of Total	Total
1990	\$61,996	96.7%	\$2,119	3.3%	\$64,115
1991	16,826	72.4%	6,423	27.6%	23,249
1992	8,774	61.4%	5,514	38.6%	14,288
1993	12,473	39.3%	19,256	60.7%	31,730
1994	2,903	35.6%	5,261	64.4%	8,164
1995	3,134	76.1%	984	23.9%	4,118
1996	40,725	93.8%	2,693	6.2%	43,418
1997	12,915	77.0%	3,864	23.0%	16,779
1998	66,742	98.3%	1,180	1.7%	67,922
1999	25,493	86.2%	4,077	13.8%	29,569
2000	34,432	85.5%	5,843	14.5%	40,275
2001	22,594	77.4%	6,610	22.6%	29,204
2002	89,990	91.4%	8,505	8.6%	98,495
Annual Average	\$30,692	84.7%	\$5,564	15.3%	\$36,256

Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board, 2003.

As shown in Figure 2.3-4, valuation fluctuated greatly over this time period for both commercial and industrial buildings, particularly for commercial buildings. The volume of industrial building activity exceeded commercial building activity in years 1993 and 1994 only.



SOURCE: Construction Industry Research Board, 2003

Figure 2.3-4 Non-Residential Building Activity: 1990 to 2002
(in thousands of constant 2002 dollars)

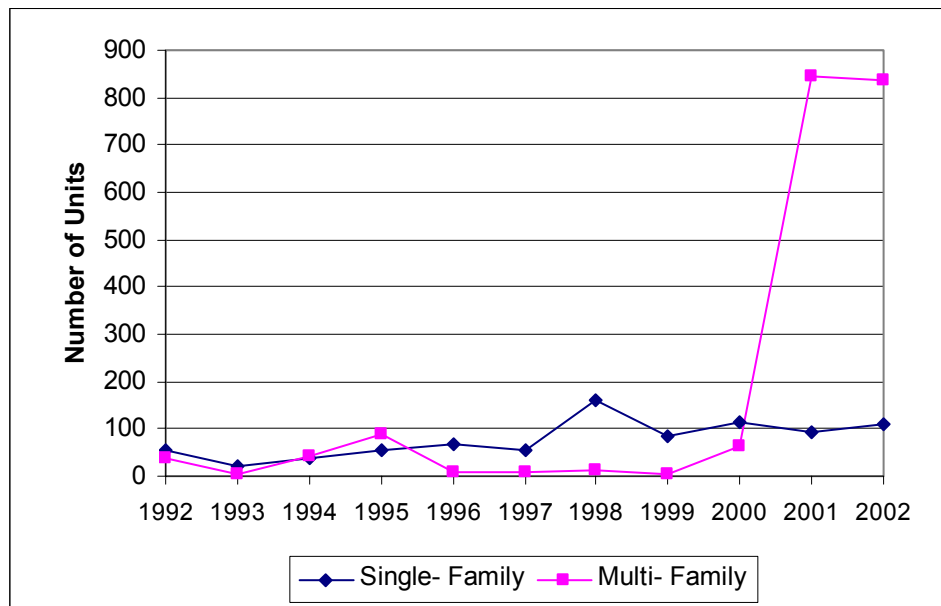
2.3.4 Residential Building Activity

Table 2.3-7 and Figure 2.3-5 show residential building activity in the City of Long Beach according to the Construction Industry Research Board from 1990 to 2002. Over this time period, 75.1 percent of total units permitted have been multi-family units and 24.9 percent have been single-family units.

Table 2.3-7 Residential Building Activity in the City of Long Beach: 1990 to 2002

Year	Single-Family	% of Total	Multi-Family	% of Total	Total Units
1990	213	16.8%	1,056	83.2%	1,269
1991	108	17.2%	519	82.8%	627
1992	55	59.1%	38	40.9%	93
1993	20	83.3%	4	16.7%	24
1994	39	47.6%	43	52.4%	82
1995	57	38.8%	90	61.2%	147
1996	67	87.0%	10	13.0%	77
1997	57	85.1%	10	14.9%	67
1998	161	93.6%	11	6.4%	172
1999	86	93.5%	6	6.5%	92
2000	113	63.5%	65	36.5%	178
2001	91	9.7%	847	90.3%	938
2002	108	11.4%	837	88.6%	945
Total	1,175		3,536		4,711
Annual Average	90	24.9%	272	75.1%	362

Source: Stanley R. Hoffman Associates, Inc.
Construction Industry Research Board, 2003.



SOURCE: Construction Industry Research Board, 2003

Figure 2.3-5 City of Long Beach Residential Building Activity: 1990 to 2002

As shown in Figure 2.3-5, the share of multi-family housing has increased in the last two years, comprising 90.3 percent and 88.6 percent of all residential building activity in years 2001 and 2002, respectively.

2.3.5 Potential Demand for Non-Residential Square Feet

In the recently completed Long Beach Economic Development Strategic Plan (Rosenow Spevacek Group, Inc., July 2003), potential demand was estimated for commercial and industrial/business park uses to 2010 for the City of Long Beach. This demand is summarized in Table 2.3-8.

Table 2.3-8 City of Long Beach Non-Residential Demand to 2010

Category	Square Feet	% of Total
Office	1,095,000	21.4%
Industrial/Business Park	3,583,500	70.1%
Retail	432,500	8.5%
Total	5,111,000	100.0%

Sources: Stanley R. Hoffman Associates, Inc.
Rosenow Spevacek Group, Inc., July 2003.

As shown, total demand for commercial and industrial/business park uses is projected at about 5.1 million square feet to 2010 Citywide. The largest share of the demand is projected to be industrial/business park uses at 70.1 percent of the total demand.

Of the total existing industrial inventory (38.4 million square feet) estimated for the Long Beach/Harbor cities by Colliers Seeley, the projected 3.6 million square feet of industrial demand comprises about a 9.3 percent increase in the existing inventory.

Office demand was projected to be about 21.4 percent of the total demand. As shown, the total retail demand for the City (8.5 percent of the total) is projected to be far less than either office or industrial demand to 2010.

Potential demand for commercial and industrial uses from 2005 to 2010 was estimated in another study done in 2001 by Robert Charles Lesser & Company. This study focused on the North Long Beach market. This study found that at present, the North Long Beach office market is small and not performing well. Potential office demand was estimated at 50,000 square feet, while demand for industrial use was estimated at just less than 500,000 square feet. This was estimated to be the use with the highest demand potential in North Long Beach. Industrial demand will depend on the community's interest in attracting this use and the availability of preferred locations.

Retail development opportunities within North Long Beach appear to be limited, and there is not sufficient demand to warrant a new power center. Additional support retail space was estimated at 200,000 square feet. Although there appears to be demand for about four additional drug stores in the trade area, opportunities for food stores are in modernization and expansion of existing stores.

2.4 ECONOMIC DEVELOPMENT

2.4.1 Economic Development Programs

The City offers programs of targeted incentives on a case-by-case basis if the benefits from implementing the project warrant the public investment. Key programs include the following:

- *Key Tenant Program*—This is a discretionary program in which the City provides upfront grant funds to strategic end users. The program has been used in the past in downtown Long Beach to recruit certain key retail tenants to storefronts on Pine Avenue.
- *Sales Tax Sharing Program*—This is a program for larger projects whereby the City will provide incentives via a rebate of the sales tax generated if the projected sales tax is in excess of \$5.0 million annually. The City will offer to rebate to the sales tax generator up to 50% of the net revenue received as a financial incentive. To date, the City has entered into two Sales Tax Sharing Agreements for auto dealerships as an incentive for them to remain within the City's jurisdiction.

The Business Development Center also provides a variety of incentive programs targeted to small businesses, including the following:

- *Micro-Enterprise Loan Program*—Provides up to \$25,000 to start-up and existing businesses who have five or fewer employees, one of which is the owner.
- *Capital Availability Program*—Provides up to \$37,500 to existing businesses at low, fixed interest rates.
- *Revolving Loan Fund*—Provides financing of up to several hundred thousand dollars at a fixed interest rate to existing businesses.
- *Grow Long Beach Fund*—Provides loans from \$25,000 to a maximum as set annually by the SBA 7A financing for existing businesses.
- *Business Start-Up Grant*—Provides a \$2,000 grant to new businesses located in specific geographic areas of the City.
- *Manufacturer's Investment Credit*—Provides additional State tax credits to manufacturers (program has probably been eliminated with the current State budget deletion of this program statewide)
- *Enterprise Zone*—Enterprise Zone benefits are available to businesses that locate in the Long Beach Enterprise Zone whose borders encompass most of the commercially zoned areas/adopted redevelopment project areas in the City except for the areas in Cluster 4.

- *Historically Underutilized Business Zone (HUB Zone)*—Provides empowerment contracting program opportunities for federal contracts for qualified small businesses located in distressed areas.
- *Foreign Trade Zone*—Defined area where merchandise can be imported/exported into the United States without the immediate payment of custom duties or excise taxes.

The City's economic program office will also assist as a liaison with local banks for Small Business administration (SBA) funding for existing businesses who wish to acquire and/or rehabilitate property for expansion purposes or for capital for start ups as long as the business owner has a successful history of over three years in business prior to the proposed start up in need of financial assistance.

The City and/or Redevelopment Agency have implemented other programs in the past that are not currently funded due to limited resources. Potential re-emergence of such prior programs may occur depending on future need.

2.4.2 Federal and State Programs

Additional Economic development programs utilize federal Economic Development Administration funding which is targeted to job attraction and retention. The Redevelopment Agency can also utilize certain federal programs when requisite to assist in contributing to the overall project financing. The types of federal programs that exist include the following:

- *Community Development Block Grants*: CDBG grants are awarded to cities on a formula basis for housing and community development activities. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development activities, homeless assistance, and public services.
- *HOME Investment Partnership Act*: The HOME grant program is a flexible formula basis grant program awarded to cities as part of a County consortium. Eligible activities include new construction, acquisition, rehabilitation, home buyer assistance, and rental assistance.
- *Section 108 Loan Funds*: These funds may be used for eligible activities as specified by HUD, including the development of infrastructure, acquisition, relocation and environmental remediation assistance, as well as construction and rehabilitation costs.

Other grants include Economic Development Initiative grant funds (when coupled with a Section 108 loan request), and Economic Development Administration funds. There also exist provisions within the IRS tax code for federal tax credits for affordable housing called the Low Income Housing Tax Credits and for community based development (i.e. commercial development in minority neighborhoods) called the New Markets Tax Credit.

The State of California also provides funding mainly for affordable housing development via funds from various programs offered by the Department of Housing & Community

Development and the California Housing Finance Agency. The State also offers loans from its Infrastructure Bank based on project need and oversees the award of mortgage revenue bond funding allocations to qualified residential, industrial, and institutional projects.

Although the funding levels are positive in terms of the amount of net tax increment available to be budgeted for future programs/projects except in the downtown area, due to the uncertainties with the State budget and the amount of funding earmarked for the Educational Revenue Augmentation Fund (ERAF) account, the Redevelopment Agency is only offering assistance on a case-by-case basis.

2.4.3 Redevelopment Tools

The City's redevelopment tools also are available in its Economic Development program if a project meets the requirements of State Redevelopment Law. These include the following:

■ Housing Set-Aside Funds

The Redevelopment Agency is mandated to set-aside annually 20 percent of its tax increment for the preservation and production of housing for very low-, low-, and moderate-income households. This is known as housing set-aside funds. The Redevelopment Agency can provide assistance via this source of funding to projects that meet the affordability criteria on a case-by-case basis depending on the amount of subsidy requested and the per unit cost of such subsidy. For the Downtown Redevelopment Project Area, the full 20 percent set-aside payments have not been made due to prior existing obligations that supercede the obligation of the Housing Fund. It is estimated that the total amount of set-aside funds that will be deferred as of June 30, 1996, was \$14,275,336. It is further estimated that no tax increment revenues will be available to reduce the amount of the accrued set-aside deferral until year 2010.

Further analysis indicates that, until year 2022 when bond payments conclude, it is unlikely that any tax increment revenues will be available to make any payment against the housing fund deficit. The Agency is accruing set-aside funds for its downtown project area in addition to the six other adopted project areas, but not at the 20 percent level.

■ Land Assembly

Additional assistance from the Redevelopment Agency exists via their powers of land assemblage. The Agency can assist in assembling development sites if the developer/applicant provides the funding to the Agency to pay for the project acquisition costs.

2.4.4 Redevelopment Tax Increment Trends

■ City of Long Beach Redevelopment Project Areas

Historically, redevelopment in Long Beach has been concentrated in the Westside and downtown with its first adopted areas of West Beach, Poly High, Westside Industrial and Downtown dating from 39, 30, and 28 years ago, respectively. Since then, the City has adopted three additional project areas: Los Altos in 1991, North Long Beach in 1996, and Central in 2001. In terms of acres, the largest project area is North Long Beach at 12,507 acres followed by Central at 2,618 acres. The Westside Industrial area comprises 1,368 acres and Downtown is 421 acres with the remaining adopted areas comprising sizes less than 100 acres each (West Beach—21 acres; Poly High—87 acres; Los Altos—45 acres).

■ Trends at the State Level

Redevelopment funding has been imperiled Statewide due to the current State fiscal crisis. As part of the budget adopted for FY 2003/04, \$135.0 million was cut in redevelopment funding. This funding is shifted to school spending, thus the State is then not obligated to provide schools with net new funding. If an Agency lacks the resources to contribute to the ERAF (Educational Revenue Augmentation Fund) transfer, then the locality's general fund is required to make up the deficit.

The Redevelopment Agency of the City of Long Beach does not have adequate resources as a result of the state funding transfer to fund all desired programs. Any other incentives offered by the Redevelopment Agency for non-residential or residential projects that do not qualify as affordable housing will be evaluated on a case-by-case basis.

■ Tax Increment Trends

Table 2.4-1 presents the tax increment by Project Area for fiscal year 2003. For FY 2003, the gross tax increment from all Project Areas was \$30,259,000. The North Long Beach and Central Long Beach project areas were adopted after the passage of AB 1290, which mandates a statutory pass-through to other taxing entities instead of a negotiated pass through at time of plan adoption. In the case of these project areas, the net tax increment reflects pass-through amounts. The older Project Areas do not make pass through payments from gross increment. As shown, the total net increment from all project areas for FY 2003 was \$20,821,000.

Table 2.4-1 City of Long Beach Redevelopment Tax Increment: Fiscal Year 2003

Project Area	Gross Tax Increment	Net Tax Increment¹
West Beach	\$1,305,000	\$1,024,000
Poly High	418,000	328,000
Westside Industrial	6,238,000	4,894,000
Downtown	8,019,000	6,115,000
Los Altos	449,000	352,000
North Long Beach	11,354,000	6,652,000
Central	2,476,000	1,456,000
Total	\$30,259,000	\$20,821,000

1. The net tax increment reflects the gross figure minus the County's administrative fee and the Housing Set aside.

Source: Stanley R. Hoffman Associates, Inc.
City of Long Beach Redevelopment Agency.

■ Expenditures and Revenues

Of the total net tax increment, the City has certain fixed expenditures including administrative expenses, bond debt service, other debt obligations, and a parking program expenditure in its downtown area. Table 2.4-2 shows the various project areas and an allocation of their revenues and fixed expenditures. As shown, there was an estimated \$6.3 million in available tax increment funding for Fiscal Year 2003.

Table 2.4-2 City of Long Beach Redevelopment Revenues & Expenses: Fiscal Year 2003

	West Beach	Poly High	Westside Industrial	Downtown	Los Altos	North Long Beach	Central	Total
Revenues								
Net Tax Increment	\$1,024,000	\$328,000	\$4,894,000	\$6,115,000	\$352,000	\$6,652,000	\$1,456,000	\$20,821,000
Interest	43,200	13,500	359,925	1,099,900	7,100	620,000	9,000	2,152,625
Sales Tax	0	0	0	0	736,000	0	0	736,000
Loan Payments	0	0	1,032,488	0	0	0	0	1,032,488
Other Income	0	0	0	929,034	0	0	0	929,034
<i>Subtotal</i>	<i>\$1,067,200</i>	<i>\$341,500</i>	<i>\$6,286,413</i>	<i>\$8,143,934</i>	<i>\$1,095,100</i>	<i>\$7,272,000</i>	<i>\$1,465,000</i>	<i>\$25,671,147</i>
Expenses								
Administration	\$56,193	\$92,287	\$524,186	\$999,860	\$62,612	\$875,098	\$460,047	\$3,070,283
Bond Debt	834,797	221,450	2,632,094	7,103,986	0	3,015,675	0	13,808,002
Other Debt	0	0	525,945	117,600	1,032,488	72,000	51,196	1,799,229
Parking Program	0	0	0	716,940	0	0	0	716,940
<i>Subtotal</i>	<i>\$890,990</i>	<i>\$313,737</i>	<i>\$3,682,225</i>	<i>\$8,938,386</i>	<i>\$1,095,100</i>	<i>\$3,962,773</i>	<i>\$511,243</i>	<i>\$19,394,454</i>
Available Funding	\$176,210	\$27,763	\$2,604,188	(\$794,452)	\$0	\$3,309,227	\$953,757	\$6,276,693

Source: Stanley R. Hoffman Associates, Inc.
City of Long Beach Redevelopment Agency.